

Date: January 13, 2020 (Monday)

Time: 6:30 p.m.

Place: City Council Chambers

145 N. Magnolia

Woodlake, CA 93286

In compliance with the Americans with Disabilities Act and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, including auxiliary aids, translation requests, or other accommodations, or to be able to access this agenda and documents in the agenda packet, please contact City Hall at 559-564-8055 at least 3 days prior to the meeting.

The full agenda including staff reports and supporting materials are available at City Hall.

I. CALL TO ORDER & WELCOME

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENTS

This portion of the meeting is reserved for persons wishing to address the Council on items within its jurisdiction but not on this agenda. NOTE: Prior to action by the Council on any item on this agenda, the public may comment on that item. Unscheduled comments may be limited to 3 minutes.

All items on the Consent Agenda are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the Council or public wishes to comment or ask questions. Items pulled from the Calendar will be considered separately.

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

Request Approval of the Consent Calendar Action Items (IV A-G)

- A. Action: Approval of Minutes of the regular meeting held on December 9, 2019 (Pages 1-5)
- B. Action: Approval of Warrants (Pages 6-65)
- C. Action: Adoption of Resolution: Approval of the November 2019 Monthly Report of Investments (Pages 66-68)
- D. Action: Adoption of Resolution: Approval of the December 2019 Monthly Report of Investments (Pages 69-71)
- E. Action: Adoption of Resolution: Approval of the Agreement Between the County of Tulare and the City of Woodlake for Public Transportation Services for the Period of July 1,2019 Through June 30, 2020 (Pages 72-80)
- F. Action: Adoption of Resolution: Requesting the Use of State Route 245 and/or State Route 216 for Community Events (Pages 81-82)
- G. Action. Adoption of Resolution: Extend TSM 15-02, Turner/Mathias (Pages 83-85)

V. ACTION/DISCUSSION ITEM

- A. Information: Anita Soleno Proclamation (Page 86)
- B. Action: Adoption of Resolution: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 5.32 and Chapter 5.33 and Adding Chapter 5.34 to the Woodlake Municipal Code – **PUBLIC HEARING** (Pages 87-114)
- C. Action: Adoption of Resolution: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 6.08 and Chapter 6.12 to the Woodlake Municipal Code -**PUBLIC HEARING** (Pages 115-123)
- D. Action: Adoption of Resolution: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Adding Chapter 10.19 Recreational Vehicle Parking of the Woodlake Municipal Code – **PUBLIC HEARING** (Pages 124-132)
- E. Action: Adoption of Resolution: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 17.16 and Adding Chapter 17.61, Chapter 17.67 and Chapter 17.68 to the Woodlake Municipal Code.- **PUBLIC HEARING** (Pages 133-155)
- F. Action: Adoption of Resolution: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 8.12 and Chapter 8.36 to the Woodlake Municipal Code – **PUBLIC HEARING** (Pages 156-166)
- G. Action: Adoption of Resolution: Approval of the Woodlake Reorganization Project **Public Hearing** (Pages 167-180)
- H. Action: Adoption of Resolution: Approve the Right of Way Agreements for the City of Woodlake North Valencia Blvd. Extension Street Improvements Project (Pages 181-268)
- I. Action: Adoption of Resolution: Approve the Acquisition of the Property with APN No. 060-020-081-000 (Roman Catholic Bishop) (Pages 269-316)
- J. Action: Adoption of Resolution: Initiate the Formation of the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01 (Pages 317-318)
- K. Action: Adoption of Resolution: Approval of the City Engineer’s Report for the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01 and Set January 27, 2020 for a Public Hearing to Set the Rates for the District (Pages 319-332)
- L. Action: Adoption of Resolution: Approval of Mitigated Negative Declaration for the Consolidated Gardens Project– **PUBLIC HEARING** (Pages 333-352)

VI. OTHER BUSINESS

- A. Information: Items from Staff
- B. Information: Items from Council Member
- C. Request from Council Members for Future Agenda Items

VII. CLOSED SESSION

As provided in the Ralph M. Brown Act, Government Code sections 54950 et seq., the Governing Board may meet in closed session with members of its staff and its attorneys. These sessions are not open to the public and may not be attended by members of the public. The matters the Council will meet on in closed session are identified below or are those matters appropriately identified in open session as requiring immediate attention and arising after the posting of the agenda. Any public reports of action taken in the closed session will be made in accordance with Government Code sections 54957.1

“Documents: If distributed to the Council less than 72 hours before a regular meeting, any public records which are subject to public inspection and pertain to an open-session item on the regular meeting agenda shall be available at the following address at the time they are distributed to a majority of the Council: 350 North Valencia Boulevard, Woodlake, California 93286. Public records distributed to the Council at a public meeting will be available to the public at such meeting if they were prepared by the City.

Exemptions and details in Government Code§ 54957.5 (a) shall apply.”

II. ADJOURN

The next scheduled City Council meeting will be held on Monday, January 27, 2020 at 6:30 p.m. at City Council Chambers located at 145 N. Magnolia, Woodlake, CA 93286.

City Council:

Rudy Mendoza - Mayor

Frances Ortiz - Vice Mayor

Greg Gonzalez Jr. - Councilmember

Jose L. Martinez – Councilmember

William Valero - Councilmember

PRESENT: Councilmembers Mendoza, Ortiz, Valero, Gonzalez & Martinez

OTHERS: Lara, Waters, Marquez, Zamora & Zacarias

ABSENT:

FLAG SALUTE

PUBLIC COMMENT

Gary Mann, 4th Grade Teacher, Castle Rock Elementary School – Mr. Mann had his Robotics class give a presentation regarding a problem they identified in the city and how they could solve the problem.

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

Request Approval of the Consent Calendar Action Items (IV. A-C)

- A. Action: Approval of Minutes of the regular meeting held on November 25, 2019
- B. Action: Approval of Warrants
- C. Action: Adoption of Resolution: Accept Council Attendance Record for Calendar Year 2019

ON A MOTION BY GONZALEZ, SECOND BY ORTIZ IT WAS VOTED TO APPROVE THE CONSENT CALENDAR. APPROVED UNANIMOUSLY.

V. ACTION/DISCUSSION ITEMS

A. Information: SoCal Edison Presentation

An award was presented to the City of Woodlake by Omar Ferris

B. Action: Adoption of Resolution: Approval of Mitigated Negative Declaration for the Woodlake Reorganization Project – **Public Hearing**

Community Services Director Waters reported the following: The City intends to annex, amend the land use through a General Plan Amendment, and/or change the zone in five distinct areas, in and just north of the City of Woodlake. The City is also proposing a residential development within a portion of the site to be annexed for the construction of up to 90 residential units.

The City intends to annex, amend the land use through a General Plan Amendment (GPA), and/or change the zone in five distinct areas, as described below:

Area A

Area A consists of APN 057-060-028 and -029. The City intends to annex the 38-acre Area A into city limits, change the land use designation from “Agriculture” to “Low Density Residential”, give it a zone designation of R-1-10 and develop up to 90 single family units, as described in further detail under “Residential Development”. See Attachments 1, 2 and 4.

Area B

These parcels along Valencia Blvd. are within the city limits and are currently zoned R-1-7 with a land use designation of “Very Low Density Residential”. These parcels will be rezoned to RA and the land use will be changed to “Low Density Residential”. See Attachment 3.

Area C

These parcels are designated as “Very Low Density Residential”. These parcels will be annexed into the city limits, zoned as RA and re-designated as “Low Density Residential”.

Area D

This parcel (APN 061-010-015) is currently within the SOI and designated as “Neighborhood Commercial”. This parcel will be annexed and zoned as Neighborhood Commercial. The land use designation will not change.

Area E

APN 061-010-016 is within the city limits with a current land use designation of Neighborhood Commercial, which will remain. The site currently is zoned as R-1-7 and will be rezoned as Neighborhood Commercial to match the land use designation.

Residential Development

The City is proposing a residential development within Area A for the development of up to 90 single-family residential units, as demonstrated in the conceptual site plan provided in Attachment 4. The development will hook up to City water and sewer and includes a stormwater basin to hold all storm drainage on-site. A notice was circulated for the IS/MND and the City received comments from Caltrans. Caltrans requested that a Traffic Impact Study be completed to determine the potential impacts of the project and the City and Caltrans agreed that a Study would be conducted once a development proposal was received by the City. The complete Project description, location and the potential environmental effects are contained in the Mitigated Negative Declaration (MND). The MND has concluded that no significant environmental impacts will occur as a result of the Project.

PUBLIC HEARING OPENED: 6:44 PM

PUBLIC HEARING CLOSED 6:44 PM

ON A MOTION BY MARTINEZ, SECOND BY GONZALEZ IT WAS VOTED TO ADOPT THE RESOLUTIO AND APPROVE THE MITIGATED NEGATIVE DECLARATION. APPROVED UNANIMOUSLY.

- C. Action: Adoption of Resolution: Approve the Purchase and Sale Agreement Between Efrain Yanez and the City of Woodlake for the Property with APN No. 057-060-028-000

City Administrator Lara reported the following: The City of Woodlake continues to look at potential properties to promote future economic development. Over the last few years the City has acquired properties and marketed them to potential developers. The property with APN No. 057-060-028-000 was acquired by the City of Woodlake in July 2019 to attract future development on the North side of the City. The property sits north of the City of Woodlake on Cajon Ave. as seen in Attachment No. 2. The property consists of 31.05 acres of olives. After acquiring the property in July and developing conceptual maps the property was marketed for future housing development. Concurrently the City began the annexation, land use change, zone change and environmental on the property. The City received interest from multiple developers on the property. Efrain Yanez from Yanez Construction worked with City staff on a mutual concept where both staff and the developer agree with the final product of the development. The development will offer much needed single-family housing in the City of Woodlake. The overall sale price of the property will be seven hundred and thirteen thousand dollars (\$713,000.00). As noted in the Purchase and Sale Agreement, the City will temporarily carry a portion of the note and recover the remainder of the note as lots are sold.

ON A MOTION BY MENDOZA, SECOND BY MARTINEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE PURCHASE AND SALE AGREEMENT. APPROVED UNANIMOUSLY.

D. Action: Adoption of Resolution: Annual Renewal of CUP'S with Conditions
Community Services Director Waters reported the following: The City's ordinances indicate that CUPs must be renewed annually if the uses are to continue a property.

The City is recommending an approval with conditions for the following permits:

1. **CUP 17-011 Green Bean.** Curb, gutters, sidewalks, streetlights on Naranjo (SR-216) and Road 196 need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City in the Downtown Area. Construction and install landscaping and irrigation in compliance with City's design standards.
2. **CUP 18-006 Cultivation, 18-007 Manufacturing and 18-006 Distribution 7 Points.** Curb, gutters, sidewalks, streetlights on Naranjo (SR-216) and Road 196 need to be installed. Landscaping and Irrigation around site.
3. **CUP 18-009 Premium Extracts.** Complete the road construction on Lago Ave., 32' of pavement (2-12' lanes and 8' shoulder).
4. **CUP 18-001 Cultivation, 18-002 Manufacturing, and 18-003 Distribution Uncle Green.** Meet all City Development Standards and State Building Code Requirements. Meet all State Requirements, laws, and regulations for cannabis businesses in the State of California. Construct curb, gutters, sidewalks, streetlights on Naranjo (SR-216) and Road 196 need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City. Construction and install landscaping and irrigation in compliance with City's design standards.
5. **17-012 Platinum Gardens.** Meet all City Development Standards and State Building Code Requirements. Meet all State Requirements, laws, and regulations for cannabis businesses in the State of California. Construct curb, gutters, sidewalks, streetlights on S. Acacia Street need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City. Construction and install landscaping and irrigation in compliance with City's design standards.
6. **CUP 17-008 Manufacturing and CUP 17-009 Cultivation Top Crop.** Meet all City Development Standards and State Building Code Requirements. Meet all State Requirements, laws, and regulations for cannabis businesses in the State of California. Construct curb, gutters, sidewalks, streetlights on S. Acacia Street need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City. Construction and install landscaping and irrigation in compliance with City's design standards.

For the projects listed with conditions, the City would like to request the 2020 renewal to be valid for 6 months pending the final completion of the noted conditions. Once conditions have been completed the CUP will automatically be renewed for the duration for the 2020 year.

Additionally, The City is recommending an approval with the following condition:

CUP 18-004 Buttonwillow. Complete street light installation to finalize Phase II, automatically renewed for 2020 pending finalization.

ON A MOTION BY MARTINEZ, SECOND BY GONZALEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE CUP'S WITH CONDITIONS. APPROVED UNANIMOUSLY.

E. Action: Adoption of Resolution: Approval of the City of Woodlake's Fee Schedule Effective January 1, 2020

City Administrator Lara reported the following: The City of Woodlake currently collects fees for services provided to the public, such as: administration, utilities, planning, building, development, airport and police. Many of the fees are out of date, and do not provide enough revenues for the City to recover the cost of providing services to the public. The fee schedule is reviewed annually to assure that appropriate revenues are being collected to cover the expenditures associated with services provided to the public. The purpose of developing a uniform fee schedule is to provide the public with a better understanding of the current fee structure and to update those fees that are not providing enough revenues for services delivered by the City of Woodlake. The goal of developing an updated fee schedule is not to create a profit for the City, but to ensure that the City is covering its expenditures for services provided.

Please note that not all fees on the City of Woodlake Fee Schedule are being amended. The only fees being amended are those for services provided.

Summary of Changes:

1. Remove nonprofit rate for the Woodlake Community Center Rentals. The City was not covering their costs with the nonprofit rate.
2. Adjust Cannabis Regulatory Rates. The City has combined the fees as needed to recover City expenditures to provide regulatory services.

ON A MOTION BY MARTINEZ, SECOND BY VALERO IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE CITY OF WOODLAKE'S FEE SCHEDULE. APPROVED UNANIMOUSLY.

VI. OTHER BUSINESS

A. Information: Items from Staff

City Attorney Zamora – Wished everyone a Merry Christmas

City Clerk Zacarias – Reminded Council and Staff that the Employee Holiday potluck is December 20th. Please let me know if you can attend. Also, if any council members would like to participate in the parade, let me know and I will prepare a float for you.

Community Services Director Waters – Reported the deadline for basketball sign ups is December 20th.

B. Information from Council

Vice-Mayor Ortiz -Wished everyone a Merry Christmas

Councilmember Gonzalez – Reported there will be a Volleyball Alumni game on November 30th at 6 pm

Councilmember Martinez – Wished everyone a Merry Christmas

Councilmember Valero – Wished everyone a Merry Christmas and reminded council and staff that the Woodlake Lions is hosting their senior dinner on December 12th.

Councilmember Gonzalez – Wished everyone a Merry Christmas

Mayor Mendoza – Reported he will be in Orlando for the next couple of days and will be meeting the Mayor of Apopka.

VII. CLOSED SESSION

NOTICE TO THE PUBLIC

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VIII. ADJOURN

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City Council:

Rudy Mendoza - Mayor

Frances Ortiz - Vice Mayor

Greg Gonzalez Jr. - Councilmember

Jose L. Martinez – Councilmember

William Valero – Councilmember

Meeting adjourned at 7:09 PM

Submitted by,

Irene Zacarias
City Clerk

City of Woodlake
Summary of Disbursements and Payroll
City Council Meeting January 13, 2020

PAYROLL

| | |
|-------------------|-------------|
| 12/06/2019 (City) | \$75,230.44 |
| 12/06/2019 (Fire) | \$7,967.06 |
| 12/20/2019 (City) | \$60,408.08 |
| 12/20/2019 (Fire) | \$6,735.65 |

| | |
|----------------------|---------------------|
| Gross Payroll | \$150,341.23 |
|----------------------|---------------------|

DISBURSMENTS / WARRANTS

| | |
|------------|--------------|
| 12/18/2019 | \$183,945.25 |
| 12/23/2019 | \$50,000.00 |
| 1/9/2020 | \$215,620.08 |

| | |
|----------------------------|---------------------|
| Total Disbursements | \$449,565.33 |
|----------------------------|---------------------|

WIRES

| | | |
|------------------|------|--------------|
| PAYROLL TAX WIRE | CITY | \$ 28,008.21 |
| | FIRE | \$ 4,712.83 |

- USDA - Water Loan
- USDA - Sewer Loan
- USDA - Airport Loan
- USDA - Fire Truck Loan

| | |
|-----------------------------------|---------------------|
| Total Wire Amount Sent Out | \$ 32,721.04 |
|-----------------------------------|---------------------|

| | |
|------------------------------|----------------------|
| Amount to be Approved | \$ 632,627.60 |
|------------------------------|----------------------|

I, Ramon Lara, certify under penalty of perjury that the above listed accounts are correct, due and payable to the best of my knowledge.



 City Administrator, Ramon Lara

Passed and adopted at a regular meeting of the City Council of the
 City of Woodlake on the 13th day of January 2020.
 by the following vote:

- Ayes:**
- Noes:**
- Absent:**
- Abstain:**

 Mayor, Rudy Mendoza

 City Clerk, Irene Zacarias

PERIOD 1 DATING 11/17/2019-11/30/2019 CHECK DATE 12/06/2019
DIRECT DEPOSIT IS TURNED ON

| CHECK NUMBER | CHECK AMOUNT | CODE | CHECK SEQ |
|-----------------|-----------------|------|--------------|
| 48990 | 1,481.34 | 220 | 1 STUB ONLY |
| 48991 | 5,892.37 | 208 | 1 STUB ONLY |
| 48992 | 3,120.91 | 210 | 1 STUB ONLY |
| 48993 | 1,828.53 | 206 | 1 STUB ONLY |
| 48994 | 4,156.88 | 212 | 1 STUB ONLY |
| 48995 | 3,509.23 | 207 | 1 STUB ONLY |
| 48996 | 2,116.30 | 173 | 1 STUB ONLY |
| 48997 | 1,496.55 | 571 | 1 STUB ONLY |
| 48998 | 1,752.46 | 576 | 1 STUB ONLY |
| 48999 | 1,288.35 | 579 | 1 STUB ONLY |
| 49000 | 3,013.59 | 539 | 1 STUB ONLY |
| 49001 | 1,563.41 | 575 | 1 STUB ONLY |
| 49002 | 1,176.02 | 555 | 1 STUB ONLY |
| 49003 | 2,359.64 | 572 | 1 STUB ONLY |
| 49004 | 4,479.50 | 549 | 1 STUB ONLY |
| 49005 | 2,134.50 | 566 | 1 STUB ONLY |
| 49006 | 3,100.26 | 554 | 1 STUB ONLY |
| 49007 | 2,863.66 | 577 | 1 STUB ONLY |
| 49008 | 1,244.27 | 578 | 1 STUB ONLY |
| 49009 | 3,104.64 | 215 | 1 STUB ONLY |
| 49010 | 2,989.09 | 134 | 1 STUB ONLY |
| 49011 | 1,129.08 | 223 | 1 STUB ONLY |
| 49012 | 1,823.38 | 218 | 1 STUB ONLY |
| 49013 | 815.24 | 222 | 1 STUB ONLY |
| 49014 | 2,415.82 | 216 | 1 STUB ONLY |
| 49015 | 1,934.76 | 219 | 1 STUB ONLY |
| 49016 | 2,092.43 | 159 | 1 STUB ONLY |
| 49017 | 3,257.45 | 209 | 1 STUB ONLY |
| 49018 | 3,033.14 | 211 | 1 STUB ONLY |
| 49019 | 925.84 | 214 | 1 STUB ONLY |
| 49020 | 3,131.80 | 188 | 1 STUB ONLY |

PERIOD 1 DATING 11/17/2019-11/30/2019 CHECK DATE 12/06/2019
 DIRECT DEPOSIT IS TURNED ON

| CHECK NUMBER | CHECK AMOUNT | EMPLOYEE/BANK/VENDOR NAME | CODE | CHECK SEQ |
|--------------|--------------|---------------------------|------|-----------|
|--------------|--------------|---------------------------|------|-----------|

| TOTALS FOR CHECK FORM: STUB | | | | COUNTS |
|-----------------------------|-----------|---------------------------|--|--------|
| NEGOTIABLE CHECKS | | | | |
| | 0.00 | *EMPLOYEE CHECKS | | 0 |
| | 0.00 | *VENDOR CHECKS | | 0 |
| | 0.00 | *BANK CHECKS | | 0 |
| | 0.00 | **TOTAL NEGOTIABLE CHECKS | | 0 |
| OTHER CHECKS | | | | |
| | 0.00 | *MANUAL CHECKS | | 0 |
| | 0.00 | *CANCELLED CHECKS | | 0 |
| | 0.00 | **TOTAL FOR CHECK FORM | | |
| NON-NEGOTIABLE CHECKS | | | | |
| | 75,230.44 | *DIRECT DEPOSIT STUBS | | 31 |
| | 0.00 | *VENDOR DIR DEP STUBS | | 0 |

PAY INFORMATION

F E A T U R E D I S T R I B U T I O N

RUN-12/10/2019 11:20:47 PAGE 1

GROSS PAY

FIRE-GROSS REPORT-PAYROLL #12-4Q FY19/20
11/17/19-11/30/19 - PAY DAY 12/06/19

PR4B0R-V14.08

Paymate

| | EMP # | CUR AMT | CUR HRS |
|------------------|-------------|-----------|---------|
| | 4042 | 1,624.24 | 112.00 |
| | 4040 | 110.00 | 10.00 |
| | 4018 | 4,970.66 | 136.00 |
| | 4022 | 2,092.10 | 112.00 |
| | 4041 | 1,624.24 | 112.00 |
| PAGE TOTALS *** | 5 EMPLOYEES | 10,421.24 | 482.00 |
| FEATURE TOTALS * | 5 EMPLOYEES | 10,421.24 | 482.00 |

PERIOD 1 DATING 11/17/2019-11/30/2019 CHECK DATE 12/06/2019
 DIRECT DEPOSIT IS TURNED ON

| CHECK NUMBER | CHECK AMOUNT | CODE | CHECK SEQ |
|--------------|--------------|------|-------------|
| 48985 | 1,196.79 | 4042 | 1 STUB ONLY |
| 48986 | 101.58 | 4040 | 1 STUB ONLY |
| 48987 | 3,631.18 | 4018 | 1 STUB ONLY |
| 48988 | 1,802.26 | 4022 | 1 STUB ONLY |
| 48989 | 1,235.25 | 4041 | 1 STUB ONLY |

TOTALS FOR CHECK FORM: STUB

| NEGOTIABLE CHECKS | COUNTS |
|--------------------------------|--------|
| 0.00 *EMPLOYEE CHECKS | 0 |
| 0.00 *VENDOR CHECKS | 0 |
| 0.00 *BANK CHECKS | 0 |
| 0.00 **TOTAL NEGOTIABLE CHECKS | 0 |

OTHER CHECKS

| | |
|-----------------------------|---|
| 0.00 *MANUAL CHECKS | 0 |
| 0.00 *CANCELLED CHECKS | 0 |
| 0.00 **TOTAL FOR CHECK FORM | |

NON-NEGOTIABLE CHECKS

| | |
|--------------------------------|---|
| 7,967.06 *DIRECT DEPOSIT STUBS | 5 |
| 0.00 *VENDOR DIR DEP STUBS | 0 |

PAY INFORMATION

O/T T-1/2 03

F E A T U R E D I S T R I B U T I O N

CITY-O/T REPORT-PAYROLL #12-4Q FY19/20
11/17/19-11/30/19 - PAY DAY 12/06/19

RUN-12/10/2019 11:22:06 PAGE 1

PR4B0R-V14.08

Paymate

| EMP # | CUR AMT | CUR HRS |
|------------------|--------------|----------|
| 223 | 270.00 | 12.00 |
| 215 | 240.02 | 5.50 |
| 576 | 143.10 | 4.00 |
| 159 | 22.68 | 0.75 |
| 575 | 71.55 | 2.00 |
| 173 | 42.47 | 1.25 |
| 572 | 1,788.75 | 50.00 |
| 566 | 118.33 | 3.00 |
| 554 | 130.46 | 3.00 |
| 218 | 256.42 | 9.50 |
| 222 | 11.25 | 0.50 |
| 216 | 296.86 | 9.50 |
| 219 | 580.31 | 21.50 |
| 134 | 472.39 | 12.00 |
| PAGE TOTALS *** | 14 EMPLOYEES | 4,444.59 |
| 134 | | 134.50 |
| FEATURE TOTALS * | 14 EMPLOYEES | 4,444.59 |
| | | 134.50 |

PAY INFORMATION

F E A T U R E D I S T R I B U T I O N

GROSS PAY

CITY-GROSS REPORT-PAYROLL #12-4Q FY19/20
 11/17/19-11/30/19 - PAY DAY 12/06/19

PR4B0R-V14.08

Paymate

| EMP # | CUR AMT | CUR HRS |
|------------------|--------------|------------|
| 223 | 1,237.50 | 76.50 |
| 215 | 3,881.32 | 125.50 |
| 571 | 2,028.54 | 80.00 |
| 214 | 2,144.84 | 80.00 |
| 576 | 2,051.10 | 84.00 |
| 159 | 2,442.30 | 120.75 |
| 579 | 1,600.00 | 80.00 |
| 220 | 1,872.46 | 80.00 |
| 539 | 4,494.57 | 120.00 |
| 575 | 1,979.55 | 82.00 |
| 188 | 3,762.86 | 120.00 |
| 555 | 1,547.54 | 80.00 |
| 209 | 4,174.77 | 120.00 |
| 208 | 8,614.77 | 120.00 |
| 173 | 2,761.17 | 121.25 |
| 572 | 3,796.75 | 130.00 |
| 549 | 6,905.77 | 120.00 |
| 566 | 3,358.02 | 123.00 |
| 554 | 3,759.31 | 123.00 |
| 210 | 4,496.53 | 120.00 |
| 577 | 3,720.00 | 80.00 |
| 211 | 4,314.46 | 120.00 |
| 206 | 2,321.31 | 120.00 |
| 218 | 2,415.73 | 129.50 |
| 222 | 971.25 | 64.50 |
| 216 | 2,796.78 | 129.50 |
| 219 | 2,169.85 | 101.50 |
| 134 | 3,671.70 | 132.00 |
| 212 | 6,342.24 | 120.00 |
| 578 | 1,600.00 | 80.00 |
| 207 | 4,269.45 | 120.00 |
| PAGE TOTALS *** | 31 EMPLOYEES | 101,502.44 |
| FEATURE TOTALS * | 31 EMPLOYEES | 3,303.00 |

PERIOD 2 DATING 12/01/2019-12/14/2019 CHECK DATE 12/20/2019
 DIRECT DEPOSIT IS TURNED ON

| CHECK NUMBER | CHECK AMOUNT | CODE | CHECK SEQ |
|--------------|--------------|------|-------------|
| 49026 | 1,583.39 | 220 | 1 STUB ONLY |
| 49027 | 4,206.13 | 208 | 1 STUB ONLY |
| 49028 | 2,210.67 | 210 | 1 STUB ONLY |
| 49029 | 1,168.40 | 206 | 1 STUB ONLY |
| 49030 | 2,890.95 | 212 | 1 STUB ONLY |
| 49031 | 2,341.73 | 207 | 1 STUB ONLY |
| 49032 | 1,318.58 | 173 | 1 STUB ONLY |
| 49033 | 1,858.10 | 571 | 1 STUB ONLY |
| 49034 | 2,993.79 | 576 | 1 STUB ONLY |
| 49035 | 1,376.85 | 579 | 1 STUB ONLY |
| 49036 | 2,347.87 | 539 | 1 STUB ONLY |
| 49037 | 1,993.36 | 575 | 1 STUB ONLY |
| 49038 | 1,176.02 | 555 | 1 STUB ONLY |
| 49039 | 1,958.89 | 572 | 1 STUB ONLY |
| 49040 | 3,108.35 | 549 | 1 STUB ONLY |
| 49041 | 1,655.84 | 566 | 1 STUB ONLY |
| 49042 | 2,019.10 | 554 | 1 STUB ONLY |
| 49043 | 2,863.66 | 577 | 1 STUB ONLY |
| 49044 | 1,782.86 | 578 | 1 STUB ONLY |
| 49045 | 1,713.00 | 215 | 1 STUB ONLY |
| 49046 | 2,541.61 | 134 | 1 STUB ONLY |
| 49047 | 1,311.28 | 223 | 1 STUB ONLY |
| 49048 | 1,624.74 | 218 | 1 STUB ONLY |
| 49049 | 783.50 | 222 | 1 STUB ONLY |
| 49050 | 1,641.02 | 216 | 1 STUB ONLY |
| 49051 | 1,566.21 | 219 | 1 STUB ONLY |
| 49052 | 1,309.33 | 159 | 1 STUB ONLY |
| 49053 | 2,227.84 | 209 | 1 STUB ONLY |
| 49054 | 1,599.64 | 211 | 1 STUB ONLY |
| 49055 | 1,354.87 | 214 | 1 STUB ONLY |
| 49056 | 1,880.50 | 188 | 1 STUB ONLY |

PERIOD 2 DATING 12/01/2019-12/14/2019 CHECK DATE 12/20/2019
 DIRECT DEPOSIT IS TURNED ON

| CHECK NUMBER | CHECK AMOUNT | EMPLOYEE/BANK/VENDOR NAME | CODE | CHECK SEQ |
|--------------|--------------|---------------------------|------|-----------|
|--------------|--------------|---------------------------|------|-----------|

TOTALS FOR CHECK FORM: STUB

| NEGOTIABLE CHECKS | AMOUNT | NAME | COUNTS |
|-------------------|--------|---------------------------|--------|
| | 0.00 | *EMPLOYEE CHECKS | 0 |
| | 0.00 | *VENDOR CHECKS | 0 |
| | 0.00 | *BANK CHECKS | 0 |
| | 0.00 | **TOTAL NEGOTIABLE CHECKS | 0 |

OTHER CHECKS

| | | | |
|--|------|------------------------|---|
| | 0.00 | *MANUAL CHECKS | 0 |
| | 0.00 | *CANCELLED CHECKS | 0 |
| | 0.00 | **TOTAL FOR CHECK FORM | |

NON-NEGOTIABLE CHECKS

| | | | |
|--|-----------|-----------------------|----|
| | 60,408.08 | *DIRECT DEPOSIT STUBS | 31 |
| | 0.00 | *VENDOR DIR DEP STUBS | 0 |

PAY INFORMATION

F E A T U R E D I S T R I B U T I O N

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GROSS PAY

FIRE-GROSS REPORT-PAYROLL #13-4Q FY19/20
12/01/19 TO 12/14/19 - PAY DAY 12/20/19

PR4B0R-V14.08

Paymate

| | EMP # | CUR AMT | CUR HRS |
|------------------|-------------|----------|---------|
| | 4042 | 1,624.24 | 112.00 |
| | 4018 | 2,931.27 | 80.00 |
| | 4022 | 2,027.10 | 112.00 |
| | 4041 | 1,624.24 | 112.00 |
| | 4051 | 264.00 | 24.00 |
| PAGE TOTALS *** | 5 EMPLOYEES | 8,470.85 | 440.00 |
| FEATURE TOTALS * | 5 EMPLOYEES | 8,470.85 | 440.00 |

PERIOD 2 DATING 12/01/2019-12/14/2019 CHECK DATE 12/20/2019
 DIRECT DEPOSIT IS TURNED ON

| CHECK NUMBER | CHECK AMOUNT | CODE | CHECK SEQ |
|--------------|--------------|------|-------------|
| 49021 | 1,196.79 | 4042 | 1 STUB ONLY |
| 49022 | 2,306.91 | 4018 | 1 STUB ONLY |
| 49023 | 1,752.90 | 4022 | 1 STUB ONLY |
| 49024 | 1,235.25 | 4041 | 1 STUB ONLY |
| 49025 | 243.80 | 4051 | 1 STUB ONLY |

TOTALS FOR CHECK FORM: STUB

| NEGOTIABLE CHECKS | | COUNTS |
|-------------------|---------------------------|--------|
| 0.00 | *EMPLOYEE CHECKS | 0 |
| 0.00 | *VENDOR CHECKS | 0 |
| 0.00 | *BANK CHECKS | 0 |
| 0.00 | **TOTAL NEGOTIABLE CHECKS | 0 |

OTHER CHECKS

| | | |
|------|------------------------|---|
| 0.00 | *MANUAL CHECKS | 0 |
| 0.00 | *CANCELLED CHECKS | 0 |
| 0.00 | **TOTAL FOR CHECK FORM | |

NON-NEGOTIABLE CHECKS

| | | |
|----------|-----------------------|---|
| 6,735.65 | *DIRECT DEPOSIT STUBS | 5 |
| 0.00 | *VENDOR DIR DEP STUBS | 0 |

PAY INFORMATION

O/T T-1/2 03

F E A T U R E D I S T R I B U T I O N

CITY-O/T REPORT-PAYROLL #13-4Q FY19/20
12/01/19 TO 12/14/19 - PAY DAY 12/20/19

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PR4B0R-V14.08 Paymate

| EMP # | CUR AMT | CUR HRS |
|-------------------------------|----------|---------|
| 223 | 258.75 | 11.50 |
| 215 | 141.83 | 3.25 |
| 571 | 582.28 | 15.50 |
| 214 | 99.37 | 2.50 |
| 576 | 1,650.38 | 45.00 |
| 159 | 92.85 | 3.07 |
| 579 | 120.00 | 4.00 |
| 220 | 140.43 | 4.00 |
| 539 | 393.27 | 7.00 |
| 575 | 643.95 | 18.00 |
| 572 | 1,037.48 | 29.00 |
| 566 | 512.78 | 13.00 |
| 218 | 661.29 | 24.50 |
| 216 | 203.12 | 6.50 |
| 219 | 175.44 | 6.50 |
| 134 | 826.69 | 21.00 |
| 578 | 152.13 | 4.00 |
| PAGE TOTALS *** 17 EMPLOYEES | 7,692.04 | 218.32 |
| FEATURE TOTALS * 17 EMPLOYEES | 7,692.04 | 218.32 |

PAY INFORMATION

GROSS PAY

F E A T U R E D I S T R I B U T I O N

CITY-GROSS REPORT-PAYROLL #13-4Q FY19/20
 12/01/19 TO 12/14/19 - PAY DAY 12/20/19

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 PR4B0R-V14.08 Paymate

| EMP # | CUR AMT | CUR HRS |
|------------------|-----------|----------|
| 223 | 1,458.75 | 91.50 |
| 215 | 2,469.37 | 83.25 |
| 571 | 2,610.82 | 95.50 |
| 214 | 2,394.22 | 82.50 |
| 576 | 3,606.08 | 125.00 |
| 159 | 1,705.93 | 83.07 |
| 579 | 1,720.00 | 84.00 |
| 220 | 2,012.89 | 84.00 |
| 539 | 3,389.65 | 87.00 |
| 575 | 2,551.95 | 98.00 |
| 188 | 2,525.23 | 80.00 |
| 555 | 1,547.54 | 80.00 |
| 209 | 2,799.84 | 80.00 |
| 208 | 5,859.86 | 80.00 |
| 173 | 1,812.47 | 80.00 |
| 572 | 3,045.48 | 109.00 |
| 549 | 4,603.85 | 80.00 |
| 566 | 2,700.62 | 93.00 |
| 554 | 2,469.23 | 80.00 |
| 210 | 2,997.70 | 80.00 |
| 577 | 3,720.00 | 80.00 |
| 211 | 2,876.34 | 80.00 |
| 206 | 1,547.54 | 80.00 |
| 218 | 2,100.82 | 104.50 |
| 222 | 930.00 | 62.00 |
| 216 | 1,869.73 | 86.50 |
| 219 | 1,764.97 | 86.50 |
| 134 | 3,126.23 | 101.00 |
| 212 | 4,228.16 | 80.00 |
| 578 | 2,180.71 | 84.00 |
| 207 | 2,846.30 | 80.00 |
| PAGE TOTALS *** | 81,472.28 | 2,680.32 |
| 31 EMPLOYEES | | |
| FEATURE TOTALS * | 81,472.28 | 2,680.32 |
| 31 EMPLOYEES | | |

| BANK | VENDOR | CHECK# | DATE | AMOUNT |
|-------------------------|---------------------------------|--------|----------|-----------|
| BANK BANK OF THE SIERRA | | | | |
| | 001086 AD SI | 67925 | 12/18/19 | 330.00 |
| | 001936 ADVENTIST HEALTH TOXICOL | 67926 | 12/18/19 | 36.00 |
| | 000944 AMERIPRIDE UNIFORM SERVI | 67927 | 12/18/19 | 711.00 |
| | 001114 AT & T MOBILITY | 67928 | 12/18/19 | 507.72 |
| | 001913 AUTOZONE STORE 4485 | 67929 | 12/18/19 | 31.49 |
| | 001888 AVENU IN (FKA CONDUENT) | 67930 | 12/18/19 | 3,204.81 |
| | 000334 BANK OF AMERICA | 67931 | 12/18/19 | 4,756.13 |
| | 001294 BEATWEAR, INC. | 67932 | 12/18/19 | 1,365.85 |
| | 001315 BILL WALL'S DIRECT APPRO | 67933 | 12/18/19 | 259.72 |
| | 000351 BSK ASSOCIATES | 67934 | 12/18/19 | 3,200.00 |
| | 001089 CA TURF EQUIPMENT & SUPP | 67935 | 12/18/19 | 70.35 |
| | 001350 CALIFORNIA CHOICE | 67936 | 12/18/19 | 32,965.67 |
| | .91207 CARRIZOSA/STAN | 67937 | 12/18/19 | 100.00 |
| | 001750 CENTRAL VALLEY TOXICOLOG | 67938 | 12/18/19 | 78.00 |
| | 000801 CMRS-TMS/US POSTAL SERVI | 67939 | 12/18/19 | 1,000.00 |
| | 000863 CRAIGS AUTO PARTS | 67940 | 12/18/19 | 56.63 |
| | 001760 CRAWFORD & BOWEN PLANNIN | 67941 | 12/18/19 | 14,150.00 |
| | 000251 DELTA VECTOR CONTROL DIS | 67942 | 12/18/19 | 118.41 |
| | 000753 DEPARTMENT OF JUSTICE | 67943 | 12/18/19 | 89.00 |
| | 001365 DON ROSE OIL COMPANY INC | 67944 | 12/18/19 | 72.08 |
| | 001917 DOWLING INVESTIGATIVE GR | 67945 | 12/18/19 | 833.90 |
| | 000121 DURA-GLO PAINT & BODY CE | 67946 | 12/18/19 | 2,063.67 |
| | 001875 E.D.I.S. | 67947 | 12/18/19 | 965.00 |
| | 000898 FOOTHILLS SUN-GAZETTE/TH | 67948 | 12/18/19 | 1,155.00 |
| | 000196 FRESNO OXYGEN | 67949 | 12/18/19 | 20.01 |
| | 000283 FRUIT GROWERS SUPPLY CO. | 67950 | 12/18/19 | 747.29 |
| | 001900 G&S SERVICES | 67951 | 12/18/19 | 449.85 |
| | 001339 HAMNER JEWELL ASSOCIATES | 67952 | 12/18/19 | 24,227.71 |
| | 001343 HEALTH WISE SERVICES | 67953 | 12/18/19 | 150.00 |
| | 000647 JACK GRGGS, INC. | 67954 | 12/18/19 | 225.00 |
| | 000542 K R C SAFETY CO., INC. | 67955 | 12/18/19 | 254.84 |
| | 001242 KAWEAH DELTA MEDICAL CEN | 67956 | 12/18/19 | 84.00 |
| | 000181 KIWANIS OF WOODLAKE | 67957 | 12/18/19 | 35.00 |
| | 001223 LEO'S NURSERY | 67958 | 12/18/19 | 323.25 |
| | 000017 LUIS NURSERY | 67959 | 12/18/19 | 689.60 |
| | 001538 MAILFINANCE | 67960 | 12/18/19 | 519.34 |
| | 000530 MONARCH FORD | 67961 | 12/18/19 | 65.00 |
| | 000038 OFFICE DEPOT | 67962 | 12/18/19 | 912.92 |
| | .91205 OLIVARES/JAVIER | 67963 | 12/18/19 | 132.79 |
| | 001087 PROTECTION ONE | 67964 | 12/18/19 | 60.92 |
| | 000022 QUAD - KNOPF | 67965 | 12/18/19 | 29,047.36 |
| | 001768 ROGERS ANDERSON MALODY & | 67966 | 12/18/19 | 4,400.00 |
| | 001127 SANTA FE AGGREGATES, INC | 67967 | 12/18/19 | 144.00 |
| | 000949 SHRED-IT FRESNO | 67968 | 12/18/19 | 339.82 |
| | 000024 SOUTHERN CALIF EDISON CO | 67969 | 12/18/19 | 16,500.22 |
| | 000280 SWRCB FEES | 67970 | 12/18/19 | 3,878.60 |
| | 000910 TRANSACT TECHNOLOGIES, I | 67971 | 12/18/19 | 131.55 |
| | 001727 TRANSUNION RISK AND ALTE | 67972 | 12/18/19 | 50.00 |

| BANK | VENDOR | CHECK# | DATE | AMOUNT | |
|--------|--------------------------|--------|----------|------------|-----|
| BANK | BANK OF THE SIERRA | | | | |
| 000032 | TULARE CO ENVIRONMENTAL | 67973 | 12/18/19 | 981.00 | |
| 000456 | TULARE COUNTY AG COMMISS | 67974 | 12/18/19 | 121.10 | |
| 001194 | TULARE COUNTY JAIL | 67975 | 12/18/19 | 29.63 | |
| 001520 | ULINE | 67976 | 12/18/19 | 1,211.57 | |
| 001806 | UPHOLSTERY BY BRENT | 67977 | 12/18/19 | 250.00 | |
| 001210 | US BANK | 67978 | 12/18/19 | 1,183.66 | |
| .91206 | VALENCIA/MARIA DE ROSARI | 67979 | 12/18/19 | 112.78 | |
| 000072 | VALERO BROS. | 67980 | 12/18/19 | 262.80 | |
| 000292 | VANTAGEPOINT TRAN AGENT- | 67981 | 12/18/19 | 15,327.72 | |
| 000260 | WOODLAKE FIRE DIST VOLUN | 67982 | 12/18/19 | 233.07 | |
| 000027 | WOODLAKE GROWERS SUPPLY | 67983 | 12/18/19 | 525.37 | |
| 000028 | WOODLAKE HARDWARE CO | 67984 | 12/18/19 | 557.66 | |
| | BANK OF THE SIERRA | | | 172,305.86 | *** |

ACS FINANCIAL SYSTEM
12/18/2019 15:

Check Register

CITY OF WOODLAKE
GL540R-V08.12 PAGE 3

BANK VENDOR

CHECK# DATE

AMOUNT

REPORT TOTALS:

172,305.86

RECORDS PRINTED - 000299

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|---|----------|--------------------------|------------------|-------|------------|-----|-------------|
| ADSI SUPPORT/MAINT. 12/2019 | 330.00 | CONTRACTURAL SERVICES | 001.0411.060.028 | | 8093 | | 519 00049 |
| ADVENTIST HEALTH TOXICOL CANCELLED CLLCTN 12/19 | 36.00 | CONTRACTURAL SERVICES | 001.0411.060.028 | | 1037 | | 519 00167 |
| AMERIPRIDE UNIFORM SERVI UNIFORM SERVICE 12/19 | 318.30 | SPECIAL DEPARTMENT EXPEN | 001.0410.060.029 | | NOV. 2019 | | 519 00029 |
| UNIFORM SERVICE 12/19 | 29.92 | UNIFORM ALLOWANCE | 001.0418.050.011 | | NOV. 2019 | | 519 00030 |
| UNIFORM SERVICE 12/2019 | 3.74 | UNIFORM ALLOWANCE | 021.0424.050.011 | | NOV. 2019 | | 519 00031 |
| UNIFORM SERVICE 12/19 | 286.11 | UNIFORM ALLOWANCE | 062.0462.050.011 | | NOV. 2019 | | 519 00032 |
| UNIFORM SERVICE 12/19 | 72.93 | UNIFORM ALLOWANCE | 063.0463.050.011 | | NOV. 2019 | | 519 00033 |
| | 711.00 | *VENDOR TOTAL | | | | | |
| AT & T MOBILITY FD CELL PHONES 12/2019 | 507.72 | TELEPHONE | 004.0414.060.020 | | 15777749 | | 519 00186 |
| AUTOZONE STORE 4485 SUPPLIES 12/2019 | 31.49 | CONTRACTURAL SERVICES | 001.0411.060.028 | | 4485077407 | | 519 00164 |
| AVENU IN (FKA CONDUENT) MNTHLY APP SERVICE 12/19 | 3,204.81 | SPECIAL DEPARTMENT EXPEN | 001.0410.060.029 | | 009578 | | 519 00020 |
| BANK OF AMERICA CHEVRON 12/2019 | 2.22 | VEHICLE MAINTENANCE/OPER | 001.0415.060.032 | | | | 519 00188 |
| CHEVRON 12/2019 | 31.13 | VEHICLE MAINTENANCE/OPER | 062.0462.060.032 | | | | 519 00188 |
| CHEVRON 12/2019 | 31.13 | VEHICLE MAINTENANCE/OPER | 063.0463.060.032 | | | | 519 00188 |
| CHEVRON 12/2019 | 2.22 | VEHICLE MAINTENANCE/OPER | 001.0421.060.032 | | | | 519 00188 |
| CHEVRON 12/2019 | 22.26 | VEHICLE MAINTENANCE/OPER | 001.0422.060.032 | | | | 519 00188 |
| CHEVRON 12/2019 | 2.50 | VEHICLE MAINTENANCE/OPER | 001.0415.060.032 | | | | 519 00189 |
| CHEVRON 12/2019 | 35.00 | VEHICLE MAINTENANCE/OPER | 062.0462.060.032 | | | | 519 00189 |
| CHEVRON 12/2019 | 35.00 | VEHICLE MAINTENANCE/OPER | 063.0463.060.032 | | | | 519 00189 |
| CHEVRON 12/2019 | 2.50 | VEHICLE MAINTENANCE/OPER | 001.0421.060.032 | | | | 519 00189 |
| CHEVRON 12/2019 | 25.00 | VEHICLE MAINTENANCE/OPER | 001.0422.060.032 | | | | 519 00189 |
| SHELL 12/2019 | 0.32 | VEHICLE MAINTENANCE/OPER | 001.0415.060.032 | | | | 519 00190 |
| SHELL 12/2019 | 4.50 | VEHICLE MAINTENANCE/OPER | 062.0462.060.032 | | | | 519 00190 |
| SHELL 12/2019 | 4.50 | VEHICLE MAINTENANCE/OPER | 063.0463.060.032 | | | | 519 00190 |
| SHELL 12/2019 | 0.32 | VEHICLE MAINTENANCE/OPER | 001.0421.060.032 | | | | 519 00190 |
| SHELL 12/2019 | 3.22 | VEHICLE MAINTENANCE/OPER | 001.0422.060.032 | | | | 519 00190 |
| CA WTR ENVIRONMENT 12/19 | 75.00 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | | | 519 00191 |
| SHELL 12/2019 | 1.25 | VEHICLE MAINTENANCE/OPER | 001.0415.060.032 | | | | 519 00192 |
| SHELL 12/2019 | 17.58 | VEHICLE MAINTENANCE/OPER | 062.0462.060.032 | | | | 519 00192 |
| SHELL 12/2019 | 17.58 | VEHICLE MAINTENANCE/OPER | 063.0463.060.032 | | | | 519 00192 |
| SHELL 12/2019 | 1.25 | VEHICLE MAINTENANCE/OPER | 001.0421.060.032 | | | | 519 00192 |
| SHELL 12/2019 | 12.58 | VEHICLE MAINTENANCE/OPER | 001.0422.060.032 | | | | 519 00192 |
| CHEVRON 12/2019 | 0.59 | VEHICLE MAINTENANCE/OPER | 001.0415.060.032 | | | | 519 00193 |
| CHEVRON 12/2019 | 8.35 | VEHICLE MAINTENANCE/OPER | 062.0462.060.032 | | | | 519 00193 |
| CHEVRON 12/2019 | 8.35 | VEHICLE MAINTENANCE/OPER | 063.0463.060.032 | | | | 519 00193 |
| CHEVRON 12/2019 | 0.59 | VEHICLE MAINTENANCE/OPER | 001.0421.060.032 | | | | 519 00193 |
| CHEVRON 12/2019 | 5.99 | VEHICLE MAINTENANCE/OPER | 001.0422.060.032 | | | | 519 00193 |
| LOWES 12/2019 | 219.19 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | | | 519 00194 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|--|----------|--------------------------|------------------|-------|----------------|-----|-------------|
| BANK OF AMERICA | | | | | | | |
| LOWES 12/2019 | 81.31 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | | | 519 00195 |
| FRAUD CHARGES 12/2019 | 20.48 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | | | 519 00196 |
| FRAUD CHARGES 12/2019 | 0.62 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | | | 519 00197 |
| CREDIT FOR FRAUD 12/19 | 21.01CR | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | | | 519 00198 |
| WDLK PIZZA FCTRY 12/19 | 27.13 | SPECIAL DEPARTMENT EXPEN | 001.0411.060.029 | | | | 519 00199 |
| GALCO INTRNTNL 12/2019 | 110.95 | CONTRACTURAL SERVICES | 001.0411.060.028 | | | | 519 00200 |
| SMART & FINAL 12/2019 | 342.61 | SPECIAL DEPARTMENT EXPEN | 001.0409.060.029 | | | | 519 00201 |
| MONGOLIAN BBQ 12/19 | 14.42 | TRAVEL, CONFERENCES & ME | 001.0401.060.030 | | | | 519 00202 |
| CHEVRON 12/2019 | 72.97 | TRAVEL, CONFERENCES & ME | 001.0401.060.030 | | | | 519 00203 |
| PRIORITY PRKING 12/19 | 15.00 | TRAVEL, CONFERENCES & ME | 001.0401.060.030 | | | | 519 00204 |
| HILTON SACRAMENTO 12/19 | 258.09 | TRAVEL, CONFERENCES & ME | 001.0401.060.030 | | | | 519 00205 |
| CHEVRON 12/19 | 117.59 | VEHICLE MAINT/OPERATIONS | 021.0424.060.032 | | | | 519 00206 |
| THE HOME DEPOT 12/19 | 86.76 | COMMUNITY PROMOTION FUND | 001.0409.060.066 | | | | 519 00207 |
| HOMEDEPOT.COM 12/19 | 136.32 | COMMUNITY PROMOTION FUND | 001.0409.060.066 | | | | 519 00208 |
| AMAZON 12/2019 | 32.62 | OFFICE SUPPLIES | 062.0462.060.023 | | | | 519 00210 |
| AMAZON 12/2019 | 32.62 | OFFICE SUPPLIES | 063.0463.060.023 | | | | 519 00211 |
| AMAZON 12/2019 | 7.25 | OFFICE SUPPLIES | 001.0410.060.023 | | | | 519 00212 |
| HOBBY LOBBY 12/2019 | 66.14 | SPECIAL DEPARTMENT EXPEN | 001.0409.060.029 | | | | 519 00213 |
| USPS MAGAZINES 12/19 | 635.80 | COMMUNITY PROMOTION FUND | 001.0409.060.066 | | | | 519 00214 |
| EARTHLINK 12/2019 | 11.90 | SPECIAL DEPARTMENT EXPEN | 001.0411.060.029 | | | | 519 00215 |
| LOWES 12/2019 | 395.63 | COMMUNITY PROMOTION FUND | 001.0409.060.066 | | | | 519 00216 |
| JASON CMPTR DELL 12/19 | 540.21 | OFFICE SUPPLIES | 062.0462.060.023 | | | | 519 00217 |
| JASON CMPTR DELL 12/19 | 540.21 | OFFICE SUPPLIES | 063.0463.060.023 | | | | 519 00218 |
| ADOBE 12/2019 | 82.98 | SPECIAL DEPARTMENT EXPEN | 001.0411.060.029 | | | | 519 00219 |
| AMAZON 12/2019 | 49.76 | SPECIAL DEPARTMENT EXPEN | 001.0409.060.029 | | | | 519 00220 |
| AMAZON 12/2019 | 28.70 | OFFICE SUPPLIES | 001.0410.060.023 | | | | 519 00221 |
| LOWES 12/2019 | 151.12 | COMMUNITY PROMOTION FUND | 001.0409.060.066 | | | | 519 00222 |
| AMAZON 12/2019 | 3.00 | SPECIAL DEPARTMENT EXPEN | 001.0410.060.029 | | | | 519 00223 |
| LOWES 12/2109 | 214.98 | COMMUNITY PROMOTION FUND | 001.0409.060.066 | | | | 519 00224 |
| LOWES 12/2019 | 128.21 | COMMUNITY PROMOTION FUND | 001.0409.060.066 | | | | 519 00225 |
| AMAZON CREDIT 12/2019 | 29.36CR | OFFICE SUPPLIES | 001.0410.060.023 | | | | 519 00226 |
| AMAZON 12/19 | 31.00 | COMMUNITY PROMOTION FUND | 001.0409.060.066 | | VETRN DAY PSTR | | 519 00209 |
| | 4,756.13 | *VENDOR TOTAL | | | | | |
| BEATWEAR, INC. R.MOORE UNIFORMS 12/19 | 1,365.85 | CONTRACTURAL SERVICES | 001.0411.060.028 | | 5985 | | 519 00016 |
| BILL WALL'S DIRECT APPRO SERVICES 12/19 | 259.72 | CONTRACTURAL SERVICES | 001.0411.060.028 | | 16184 | | 519 00165 |
| BSK ASSOCIATES | | | | | | | |
| WEEKLY EFFLUENT 12/19 | 102.00 | CONTRACTURAL SERVICES | 062.0462.060.028 | | A932677 | | 519 00041 |
| GENERAL EDT 12/2019 | 270.00 | CONTRACTURAL SERVICES | 063.0463.060.028 | | A932684 | | 519 00042 |
| BACTI 12/2019 | 240.00 | CONTRACTURAL SERVICES | 063.0463.060.028 | | A932797 | | 519 00044 |
| BACTI 12/2019 | 90.00 | CONTRACTURAL SERVICES | 063.0463.060.028 | | A932855 | | 519 00181 |
| WEEKLY EFFLUENT 12/2019 | 61.00 | CONTRACTURAL SERVICES | 062.0462.060.028 | | A933223 | | 519 00180 |
| KLLR/WGLY QTRLY 12/19 | 2,181.00 | CONTRACTURAL SERVICES | 062.0462.060.028 | | A933272 | | 519 00179 |
| KLLR/WGLY QTRLY 12/19 | 71.00 | CONTRACTURAL SERVICES | 063.0463.060.028 | | A933364 | | 519 00182 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|---|--------------------|--|------------------|-------|----------|-----|-------------|
| BSK ASSOCIATES WEEKLY EFFLUENT 12/19 | 185.00 3,200.00 | CONTRACTURAL SERVICES *VENDOR TOTAL | 062.0462.060.028 | | A933488 | | 519 00178 |
| CA TURF EQUIPMENT & SUPP PRNIAL PRM RYE 12/19 | 70.35 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 436336 | | 519 00101 |
| CALIFORNIA CHOICE CITY EMPLOYEES 12/19 | 163.55 | HEALTH INSURANCE | 001.0402.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 349.31 | HEALTH INSURANCE | 001.0403.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 507.59 | HEALTH INSURANCE | 001.0404.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 203.53 | HEALTH INSURANCE | 001.0405.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 514.10 | HEALTH INSURANCE | 001.0415.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 142.66 | HEALTH INSURANCE | 001.0416.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 1,198.85 | HEALTH INSURANCE | 001.0418.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 339.59 | HEALTH INSURANCE | 001.0421.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 295.39 | HEALTH INSURANCE | 001.0422.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 1,201.09 | HEALTH INSURANCE | 061.0461.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 6,038.85 | HEALTH INSURANCE | 062.0462.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 4,506.19 | HEALTH INSURANCE | 063.0463.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 1,375.86 | HEALTH INSURANCE | 021.0424.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 317.15 | HEALTH INSURANCE | 029.0429.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 58.37 | HEALTH INSURANCE | 001.0406.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 70.26 | HEALTH INSURANCE | 060.0460.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 7.36 | HEALTH INSURANCE | 072.0472.050.008 | | JAN 2020 | | 519 00023 |
| CITY EMPLOYEES 12/19 | 7.36 | HEALTH INSURANCE | 086.0486.050.008 | | JAN 2020 | | 519 00023 |
| CTY INS W/H EMPLEE 12/19 | 2,700.00 | HEALTH INSURANCE WITHHEL | 001.0000.200.031 | | JAN 2020 | | 519 00024 |
| PD EXPENSE 12/2019 | 8,572.98 | HEALTH INSURANCE | 001.0411.050.008 | | JAN 2020 | | 519 00025 |
| FIRE EXPENSE 12/19 | 4,058.59 | HEALTH INSURANCE | 004.0414.050.008 | | JAN 2020 | | 519 00026 |
| FD INS W/H EMPLEE 12/19 | 337.04 | HEALTH INSURANCE WITHHEL | 004.0000.200.031 | | JAN 2020 | | 519 00027 |
| | 32,965.67 | *VENDOR TOTAL | | | | | |
| CARRIZOSA/STAN CC CLEANING DEP 12/19 | 100.00 | DEPOSITS FORM OTHERS | 001.0000.200.035 | | 19-096 | | 519 00102 |
| CENTRAL VALLEY TOXICOLOG TOXICOLOGY REPORT 12/19 | 78.00 | CONTRACTURAL SERVICES | 001.0411.060.028 | | 295522 | | 519 00166 |
| CMRS-TMS/US POSTAL SERVI PSTGE FOR MACH 12/19 | 300.00 | POSTAGE | 061.0461.060.022 | | DEC 2019 | | 519 00045 |
| PSTGE FOR MACH 12/19 | 300.00 | POSTAGE | 062.0462.060.022 | | DEC 2019 | | 519 00046 |
| PSTGE FOR MACH 12/19 | 300.00 | POSTAGE | 063.0463.060.022 | | DEC 2019 | | 519 00047 |
| PSTGE FOR MACH 12/19 | 100.00 | POSTAGE | 001.0410.060.022 | | DEC 2019 | | 519 00048 |
| | 1,000.00 | *VENDOR TOTAL | | | | | |
| CRAIGS AUTO PARTS LUBRIGUARD 12/2019 | 24.46 | VEHICLE MAINTENANCE/OPER | 004.0414.060.032 | | 723524 | | 519 00146 |
| OIL PUMP/HDRLC OIL 12/19 | 32.17 | VEHICLE MAINTENANCE/OPER | 004.0414.060.032 | | 724132 | | 519 00147 |
| | 56.63 | *VENDOR TOTAL | | | | | |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|----------------------------|-----------|--------------------------|------------------|-------|----------------|-----|-------------|
| CRAWFORD & BOWEN PLANNING | | | | | | | |
| INITIAL STUDY 12/19 | 7,300.00 | SPECIAL DEPARTMENT EXPEN | 001.0405.060.029 | | 450 | | 519 00014 |
| INITIAL STUDY 12/2019 | 6,850.00 | ENVIRONMENTAL FEES | 001.0306.000.054 | | 451 | | 519 00013 |
| | 14,150.00 | *VENDOR TOTAL | | | | | |
| DELTA VECTOR CONTROL DIS | | | | | | | |
| ASSESSMENT 12/2019 | 19.50 | CONTRACTURAL SERVICES | 004.0414.060.028 | | | | 519 00155 |
| MSQTO CNTRL 12/2019 | 98.91 | CONTRACTURAL SERVICES | 062.0462.060.028 | | JLY 19-JUNE 20 | | 519 00103 |
| | 118.41 | *VENDOR TOTAL | | | | | |
| DEPARTMENT OF JUSTICE | | | | | | | |
| FNGRPRNT APPS 12/19 | 89.00 | CONTRACTURAL SERVICES | 001.0411.060.028 | | 420287 | | 519 00168 |
| DON ROSE OIL COMPANY INC | | | | | | | |
| 5 GL VLA LB OIL 12/19 | 72.08 | SPECIAL DEPARTMENT EXPEN | 060.0460.060.029 | | 17551 | | 519 00012 |
| DOWLING INVESTIGATIVE GR | | | | | | | |
| BCKGRND A.JIMNZ 12/19 | 833.90 | CONTRACTURAL SERVICES | 001.0411.060.028 | | | | 519 00187 |
| DURA-GLO PAINT & BODY CE | | | | | | | |
| SERVICES UNIT 4 12/19 | 2,063.67 | VEHICLE MAINTENANCE/OPER | 001.0411.060.032 | | 32272 | | 519 00019 |
| E.D.I.S. | | | | | | | |
| EMPLEES & RTREES 12/19 | 5.57 | HEALTH INSURANCE | 001.0402.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 11.71 | HEALTH INSURANCE | 001.0403.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 17.02 | HEALTH INSURANCE | 001.0404.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 6.82 | HEALTH INSURANCE | 001.0405.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 17.23 | HEALTH INSURANCE | 001.0415.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 4.78 | HEALTH INSURANCE | 001.0416.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 40.19 | HEALTH INSURANCE | 001.0418.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 11.38 | HEALTH INSURANCE | 001.0421.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 9.90 | HEALTH INSURANCE | 001.0422.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 40.27 | HEALTH INSURANCE | 061.0461.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 202.49 | HEALTH INSURANCE | 062.0462.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 151.10 | HEALTH INSURANCE | 063.0463.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 46.13 | HEALTH INSURANCE | 021.0424.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 10.63 | HEALTH INSURANCE | 029.0429.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 1.95 | HEALTH INSURANCE | 001.0406.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 2.35 | HEALTH INSURANCE | 060.0460.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 0.24 | HEALTH INSURANCE | 072.0472.050.008 | | JAN 2020 | | 519 00004 |
| EMPLEES & RTREES 12/19 | 0.24 | HEALTH INSURANCE | 086.0486.050.008 | | JAN 2020 | | 519 00004 |
| PD EXPENSE 12/19 | 240.00 | HEALTH INSURANCE | 001.0411.050.008 | | JAN 2020 | | 519 00005 |
| FIRE DEPT. 12/19 | 120.00 | HEALTH INSURANCE | 004.0414.050.008 | | JAN 2020 | | 519 00006 |
| ADMIN 12/2019 | 0.31 | HEALTH INSURANCE | 001.0402.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 0.50 | HEALTH INSURANCE | 001.0403.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 0.73 | HEALTH INSURANCE | 001.0404.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 0.29 | HEALTH INSURANCE | 001.0405.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 0.74 | HEALTH INSURANCE | 001.0415.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 0.20 | HEALTH INSURANCE | 001.0416.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 1.73 | HEALTH INSURANCE | 001.0418.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 0.49 | HEALTH INSURANCE | 001.0421.050.008 | | JAN 2020 | | 519 00007 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|---------------------------------|-----------|--------------------------|------------------|-------|----------|-----|-------------|
| E.D.I.S. | | | | | | | |
| ADMIN 12/2019 | 0.42 | HEALTH INSURANCE | 001.0422.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 1.73 | HEALTH INSURANCE | 061.0461.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 8.72 | HEALTH INSURANCE | 062.0462.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 6.51 | HEALTH INSURANCE | 063.0463.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 1.98 | HEALTH INSURANCE | 021.0424.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 0.45 | HEALTH INSURANCE | 029.0429.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 0.08 | HEALTH INSURANCE | 001.0406.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 0.10 | HEALTH INSURANCE | 060.0460.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 0.01 | HEALTH INSURANCE | 072.0472.050.008 | | JAN 2020 | | 519 00007 |
| ADMIN 12/2019 | 0.01 | HEALTH INSURANCE | 086.0486.050.008 | | JAN 2020 | | 519 00007 |
| | 965.00 | *VENDOR TOTAL | | | | | |
| FOOTHILLS SUN-GAZETTE/TH | | | | | | | |
| PBLC HRNG CANNABIS 12/19 | 22.00 | SPECIAL DEPARTMENT EXPEN | 001.0402.060.029 | | 55298 | | 519 00124 |
| PBL NTC HSNG ELMNT 12/19 | 22.00 | SPECIAL DEPARTMENT EXPEN | 001.0405.060.029 | | 55299 | | 519 00125 |
| NTC OF VACANCY 12/19 | 22.00 | SPECIAL DEPARTMENT EXPEN | 001.0405.060.029 | | 55321 | | 519 00126 |
| PBLC NOTICE 12/2019 | 22.00 | SPECIAL DEPARTMENT EXPEN | 001.0402.060.029 | | 55322 | | 519 00122 |
| PUBLIC NOTICE 12/2019 | 253.00 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 55346 | | 519 00127 |
| CAJON PBLC NTC 12/19 | 297.00 | SPECIAL DEPARTMENT EXPEN | 001.0405.060.029 | | 55380 | | 519 00037 |
| PUBLIC NOTICE 12/2019 | 517.00 | SPECIAL DEPARTMENT EXPEN | 001.0405.060.029 | | 55382 | | 519 00123 |
| | 1,155.00 | *VENDOR TOTAL | | | | | |
| FRESNO OXYGEN | | | | | | | |
| MEDICAL OXYGEN 12/2019 | 20.01 | MEDICAL SUPPLIES | 004.0414.060.040 | | 62479315 | | 519 00154 |
| FRUIT GROWERS SUPPLY CO. | | | | | | | |
| CUTTER PIPE/CEMENT 12/19 | 96.28 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 92097734 | | 519 00111 |
| TAPE PIPE WRAP 12/19 | 22.52 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 92097821 | | 519 00112 |
| TEE/PVC/COUPLER 12/19 | 228.23 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 92097910 | | 519 00110 |
| CPLR DRSSER STEEL 12/19 | 121.96 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 92098114 | | 519 00118 |
| COUPLER 12/2019 | 2.84 | ORCHARD EXPENSES | 062.0462.060.046 | | 92099120 | | 519 00119 |
| COUPLER/CEMENT 12/19 | 26.07 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 92099465 | | 519 00114 |
| SAFETY GLASSES 12/2019 | 69.10 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | 92099558 | | 519 00113 |
| LABOR 12/2019 | 28.50 | SPECIAL DEPARTMENT EXPEN | 029.0429.060.029 | | 92099995 | | 519 00115 |
| LOPPER KICKOK 12/2019 | 67.31 | SPECIAL DEPARTMENT EXPEN | 029.0429.060.029 | | 92100634 | | 519 00121 |
| SUPPLIES 12/2019 | 51.31 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 92101137 | | 519 00116 |
| THERMOMETER 12/2019 | 30.69 | ORCHARD EXPENSES | 062.0462.060.046 | | 92102393 | | 519 00117 |
| SOIL STAPLE 12/2019 | 2.48 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 92102909 | | 519 00120 |
| | 747.29 | *VENDOR TOTAL | | | | | |
| G&S SERVICES | | | | | | | |
| BATTERIES E-86 12/2019 | 449.85 | VEHICLE MAINTENANCE/OPER | 004.0414.060.032 | | 313 | | 519 00145 |
| HAMNER JEWELL ASSOCIATES | | | | | | | |
| PROFSNL SERVICES 12/19 | 1,594.75 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 190081 | | 519 00034 |
| PRFSNL SERVICES 12/19 | 22,632.96 | CONTRACTURAL SERVICES | 023.0590.744.028 | | 190094 | | 519 00035 |
| | 24,227.71 | *VENDOR TOTAL | | | | | |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|--|-----------|--------------------------|------------------|-------|----------------|-----|-------------|
| HEALTH WISE SERVICES KIOSK MED WASTE 12/19 | 150.00 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 58460 | | 519 00008 |
| JACK GRGGS, INC. RENTAL CHARGE 12/2019 | 225.00 | ORCHARD EXPENSES | 062.0462.060.046 | | 95317 | | 519 00109 |
| K R C SAFETY CO., INC. RAINWEAR SET 12/2019 | 254.84 | SPECIAL DEPARTMENT EXPEN | 060.0460.060.029 | | 44803 | | 519 00100 |
| KAWEAH DELTA MEDICAL CEN KDHCN N. PAYNE 12/19 | 84.00 | SPECIAL DEPARTMENT EXPEN | 004.0414.060.029 | | 3245958 | | 519 00228 |
| KIWANIS OF WOODLAKE DEC. DUES 12/19 | 35.00 | MEMBERSHIPS & SUBSCRIPTI | 001.0403.060.038 | | 3243 | | 519 00036 |
| LEO'S NURSERY TREES WLLW CT PRK 12/19 | 323.25 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 18684 | | 519 00177 |
| LUIS NURSERY BAY LAUREL SRTGO 12/19 | 689.60 | CONTRACTURAL SERVICES | 001.0406.060.028 | | 47778 | | 519 00038 |
| MAILFINANCE PSTG MACH LEASE 12/19 | 519.34 | POSTAGE | 001.0410.060.022 | | N8038544 | | 519 00022 |
| MONARCH FORD INSPECT 12/2019 | 65.00 | VEHICLE MAINTENANCE/OPER | 001.0411.060.032 | | 75884 | | 519 00040 |
| OFFICE DEPOT PAPER/PEN 12/2019 | 65.57 | OFFICE SUPPLIES | 001.0410.060.023 | | 399283374001 | | 519 00175 |
| DESK 12/2019 | 21.74 | OFFICE SUPPLIES | 001.0410.060.023 | | 399283754001 | | 519 00174 |
| CREDIT 12/2019 | 45.56CR | SPECIAL DEPARTMENT EXPEN | 001.0410.060.029 | | 404684459001 | | 519 00172 |
| COVER 12/2019 | 7.17 | SPECIAL DEPARTMENT EXPEN | 001.0410.060.029 | | 406601796001 | | 519 00173 |
| CH OFFICE SUPPLIES 12/19 | 361.91 | OFFICE SUPPLIES | 001.0410.060.023 | | 406606303001 | | 519 00183 |
| PD OFFICE SUPPLIES 12/19 | 327.52 | OFFICE SUPPLIES | 001.0411.060.023 | | 406606303001 | | 519 00184 |
| CLEANING WIPES 12/19 | 60.40 | OFFICE SUPPLIES | 001.0411.060.023 | | 406606304001 | | 519 00185 |
| RECEIPT/FORMS 12/19 | 114.17 | SPECIAL DEPARTMENT EXPEN | 001.0410.060.029 | | 406606305001 | | 519 00171 |
| | 912.92 | *VENDOR TOTAL | | | | | |
| OLIVARES/JAVIER WTR DEP RFND 12/2019 | 132.79 | UTILITY DEPOSITS | 001.0000.200.034 | | 401 S.VALENCIA | | 519 00001 |
| PROTECTION ONE WWTP ALARM 12/19 | 60.92 | CONTRACTURAL SERVICES | 063.0463.060.028 | | | | 519 00021 |
| QUAD - KNOFF N.VLNCA PROJ 12/2019 | 301.95 | CONTRACTURAL SERVICES | 022.0590.740.028 | | 102000 | | 519 00056 |
| S.VLNCA PROJ 12/2019 | 908.40 | CONTRACTURAL SERVICES | 020.0590.734.028 | | 102001 | | 519 00055 |
| CST RCK&SRA RNDABT 12/19 | 13,802.46 | CONTRACTURAL SERVICES | 023.0590.745.028 | | 102002 | | 519 00058 |
| CYCLE 5 ATP APP 12/19 | 1,461.15 | CONTRACTURAL SERVICES | 001.0416.060.028 | | 102003 | | 519 00059 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|---|-----------|--------------------------|------------------|-------|------------|-----|-------------|
| QUAD - KNOPF | | | | | | | |
| WDLK GAS STATION 12/19 | 133.65 | CONTRACTURAL SERVICES | 001.0416.060.028 | | 102004 | | 519 00227 |
| STARTZ DEVLPMNT 12/19 | 178.20 | CONTRACTURAL SERVICES | 001.0416.060.028 | | 102005 | | 519 00064 |
| CNSLDATED GRDNS 12/19 | 549.45 | CONTRACTURAL SERVICES | 001.0416.060.028 | | 102006 | | 519 00065 |
| CONCORD INDUSTRIAL 12/19 | 183.15 | CONTRACTURAL SERVICES | 001.0416.060.028 | | 102007 | | 519 00066 |
| TERRACE FAM APTS 12/19 | 928.80 | CONTRACTURAL SERVICES | 001.0416.060.028 | | 102008 | | 519 00067 |
| GENERAL SERVICES 12/19 | 3,684.87 | CONTRACTURAL SERVICES | 001.0416.060.028 | | 102009 | | 519 00068 |
| N.VLNCA EXT PRJ 12/19 | 2,880.00 | CONTRACTURAL SERVICES | 023.0590.744.028 | | 102010 | | 519 00057 |
| UNCLE GREEN 12/19 | 795.60 | CONTRACTURAL SERVICES | 001.0416.060.028 | | 102011 | | 519 00060 |
| GREEN BEAN PHARM 12/19 | 618.75 | CONTRACTURAL SERVICES | 001.0416.060.028 | | 102012 | | 519 00061 |
| AUTOZONE 12/19 | 103.95 | CONTRACTURAL SERVICES | 001.0416.060.028 | | 102013 | | 519 00062 |
| CR SBDVSN PH 3 12/19 | 2,516.98 | CONTRACTURAL SERVICES | 001.0416.060.028 | | 102014 | | 519 00063 |
| | 29,047.36 | *VENDOR TOTAL | | | | | |
| ROGERS ANDERSON MALODY & CITY/FIRE AUDIT 12/19 | 550.00 | ACCOUNTING/AUDITING SERV | 004.0414.060.024 | | 62325 | | 519 00158 |
| CITY/FIRE AUDIT 12/19 | 1,155.00 | ACCOUNTING/AUDITING SERV | 001.0404.060.024 | | 62325 | | 519 00159 |
| CITY/FIRE AUDIT 12/19 | 385.00 | ACCOUNTING/AUDITING SERV | 021.0424.060.024 | | 62325 | | 519 00160 |
| CITY/FIRE AUDIT 12/19 | 385.00 | ACCOUNTING/AUDITING SERV | 061.0461.060.024 | | 62325 | | 519 00161 |
| CITY/FIRE AUDIT 12/19 | 962.50 | ACCOUNTING/AUDITING SERV | 062.0462.060.024 | | 62325 | | 519 00162 |
| CITY/FIRE AUDIT 12/19 | 962.50 | ACCOUNTING/AUDITING SERV | 063.0463.060.024 | | 62325 | | 519 00163 |
| | 4,400.00 | *VENDOR TOTAL | | | | | |
| SANTA FE AGGREGATES, INC CONCRETE SAND 12/19 | 144.00 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 2026651 | | 519 00104 |
| SHRED-IT FRESNO PD SHRED IT 12/19 | 339.82 | CONTRACTURAL SERVICES | 001.0411.060.028 | | 8128652734 | | 519 00096 |
| SOUTHERN CALIF EDISON CO WATER UTILITY 12/19 | 44.87 | UTILITIES | 063.0463.060.021 | | | | 519 00017 |
| STREETS 12/19 | 116.50 | UTILITIES | 001.0422.060.021 | | | | 519 00018 |
| MNZNILLO LFT STN 12/19 | 11.61 | SPECIAL DEPARTMENT EXPEN | 063.0463.060.029 | | | | 519 00028 |
| ORCHARD 12/2019 | 155.52 | ORCHARD EXPENSES | 062.0462.060.046 | | | | 519 00050 |
| ORCHARD 12/2019 | 38.42 | ORCHARD EXPENSES | 062.0462.060.046 | | | | 519 00051 |
| ORCHARD 12/2019 | 211.44 | ORCHARD EXPENSES | 062.0462.060.046 | | | | 519 00052 |
| ORCHARD 12/2019 | 38.42 | ORCHARD EXPENSES | 062.0462.060.046 | | | | 519 00053 |
| ORCHARD 12/2019 | 38.42 | ORCHARD EXPENSES | 062.0462.060.046 | | | | 519 00054 |
| CTY ADMIN BLDNG 12/2019 | 619.06 | UTILITIES | 001.0410.060.021 | | | | 519 00128 |
| WTR UTILITY 12/2019 | 5,521.04 | UTILITIES | 063.0463.060.021 | | | | 519 00129 |
| MAINT. SHOP 12/2019 | 269.22 | UTILITIES | 001.0418.060.021 | | | | 519 00130 |
| PARKS 12/2019 | 44.22 | UTILITIES | 001.0421.060.021 | | | | 519 00131 |
| SEWER UTILITY SHOP 12/19 | 4,892.27 | UTILITIES | 062.0462.060.021 | | | | 519 00132 |
| AIRPORT 12/2019 | 68.16 | UTILITIES | 041.0441.060.021 | | | | 519 00133 |
| SBDVSN LIGHTNG 12/19 | 90.34 | UTILITIES | 029.0429.060.021 | | | | 519 00134 |
| STREETS DEPT. 12/2019 | 4,083.50 | UTILITIES | 001.0422.060.021 | | | | 519 00135 |
| 208 E.NRNJO 12/2019 | 245.29 | UTILITIES | 004.0414.060.021 | | | | 519 00156 |
| 120 N. MGNOLIA 12/19 | 11.92 | UTILITIES | 004.0414.060.021 | | | | 519 00157 |
| | 16,500.22 | *VENDOR TOTAL | | | | | |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|--|-----------|--------------------------|------------------|-------|---------------|-----|-------------|
| SWRCB FEES WTR SYS ANNL FEE 12/19 | 3,878.60 | CONTRACTURAL SERVICES | 063.0463.060.028 | | LW-1026774 | | 519 00003 |
| TRANSACT TECHNOLOGIES, I 1 CASE PAPER 12/19 | 131.55 | OFFICE SUPPLIES | 001.0410.060.023 | | 1350120 | | 519 00039 |
| TRANSUNION RISK AND ALTE SERVICES 12/2019 | 50.00 | CONTRACTURAL SERVICES | 001.0411.060.028 | | | | 519 00015 |
| TULARE CO ENVIRONMENTAL WDLK CTY YARD 12/19 | 481.00 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | IN0183312 | | 519 00106 |
| WELL #10 12/2019 | 250.00 | SPECIAL DEPARTMENT EXPEN | 063.0463.060.029 | | IN0183313 | | 519 00107 |
| WWTP 12/2019 | 250.00 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | IN0183314 | | 519 00108 |
| | 981.00 | *VENDOR TOTAL | | | | | |
| TULARE COUNTY AG COMMISS MTR FUEL METER 12/19 | 121.10 | SPECIAL DEPARTMENT EXPEN | 041.0441.060.029 | | 20200949 | | 519 00095 |
| TULARE COUNTY JAIL ENGRAVED PLAQUE 12/2019 | 29.63 | SPECIAL DEPARTMENT EXPEN | 001.0403.060.029 | | 17641 | | 519 00176 |
| ULINE CLEANING SUPPLIES 12/19 | 1,211.57 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | 11820146 | | 519 00105 |
| UPHOLSTERY BY BRENT RCVR BCK & BTM 12/19 | 250.00 | VEHICLE MAINTENANCE/OPER | 001.0411.060.032 | | 6452 | | 519 00043 |
| US BANK CITY PRINTER 12/2019 | 773.04 | SPECIAL DEPARTMENT EXPEN | 001.0410.060.029 | | 401765177 | | 519 00169 |
| PD PRINTER 12/2019 | 410.62 | SPECIAL DEPARTMENT EXPEN | 001.0411.060.029 | | 401765177 | | 519 00170 |
| | 1,183.66 | *VENDOR TOTAL | | | | | |
| VALENCIA/MARIA DE ROSARI WTR DEP RFND 12/19 | 112.78 | UTILITY DEPOSITS | 001.0000.200.034 | | 451 E LKVV #C | | 519 00002 |
| VALERO BROS. SERVICES 12/2019 | 196.20 | VEHICLE MAINTENANCE/OPER | 001.0411.060.032 | | 4522 | | 519 00097 |
| PROPANE 12/2019 | 31.60 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | 4532 | | 519 00098 |
| SERVICES 12/2019 | 35.00 | VEHICLE MAINTENANCE/OPER | 001.0411.060.032 | | 4545 | | 519 00099 |
| | 262.80 | *VENDOR TOTAL | | | | | |
| VANTAGEPOINT TRAN AGENT- ICMA 12/2019 | 5,160.78 | DEFERRED COMPENSATION | 001.0000.200.040 | | DEC 2019 | | 519 00011 |
| ICMA 12/2019 | 5,064.72 | DEFERRED COMPENSATION | 001.0000.200.040 | | NOV. 2019 | | 519 00010 |
| ICMA 12/2019 | 5,102.22 | DEFERRED COMPENSATION | 001.0000.200.040 | | OCTOBER 2019 | | 519 00009 |
| | 15,327.72 | *VENDOR TOTAL | | | | | |
| WOODLAKE FIRE DIST VOLUN ROCK FOR STN 12/2019 | 233.07 | FIRE STATION MAINTENANC | 004.0414.060.034 | | 93018 | | 519 00144 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|----------------------------|---------|--------------------------|------------------|-------|---------|-----|-------------|
| WOODLAKE GROWERS SUPPLY | | | | | | | |
| STATION MAINT. 12/19 | 8.00 | FIRE STATION MAINTENANC | 004.0414.060.034 | | 254559 | | 519 00143 |
| R.RNTERIA PANTS 12/19 | 157.42 | UNIFORM ALLOWANCE | 062.0462.050.011 | | 254561 | | 519 00136 |
| DOG FOOD 12/2019 | 97.55 | SPECIAL DEPARTMENT EXPEN | 001.0411.060.029 | | 254662 | | 519 00140 |
| PICK 12/2019 | 37.46 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 254667 | | 519 00139 |
| DOG FOOD 12/2019 | 48.77 | SPECIAL DEPARTMENT EXPEN | 001.0411.060.029 | | 254781 | | 519 00142 |
| POTTING SOIL 12/2019 | 39.31 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 254904 | | 519 00138 |
| POTTING SOIL 12/2019 | 39.31 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 254915 | | 519 00137 |
| DOG FOOD 12/2019 | 97.55 | SPECIAL DEPARTMENT EXPEN | 001.0411.060.029 | | 256348 | | 519 00141 |
| | 525.37 | *VENDOR TOTAL | | | | | |
| WOODLAKE HARDWARE CO | | | | | | | |
| WASP/HORNET KLLR 12/19 | 6.51 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A94989 | | 519 00071 |
| SUPPLIES 12/2019 | 29.33 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | A95069 | | 519 00072 |
| KEY BLANKS 12/2019 | 8.66 | PARKS AND REC EXPENSES | 001.0421.060.042 | | A95083 | | 519 00073 |
| STATION MAINT. 12/2019 | 21.74 | FIRE STATION MAINTENANC | 004.0414.060.034 | | A95191 | | 519 00148 |
| NUTS/BOLTS/RIVETS 12/19 | 17.94 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | A95283 | | 519 00075 |
| WHT CAP SLIP 12/19 | 1.08 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A95397 | | 519 00076 |
| PVC CEMENT 12/2019 | 16.30 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A95398 | | 519 00077 |
| NOZZLE/SOCKET 12/2019 | 36.41 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | A95485 | | 519 00078 |
| STATION MAINT. 12/2019 | 10.32 | FIRE STATION MAINTENANC | 004.0414.060.034 | | A95501 | | 519 00150 |
| CREDIT 12/2019 | 39.58CR | FIRE STATION MAINTENANC | 004.0414.060.034 | | A95536 | | 519 00151 |
| BATTERIES 12/2019 | 22.82 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A95577 | | 519 00082 |
| SUPPLIES 12/2019 | 1.92 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A95595 | | 519 00083 |
| KEYBLNK/BOLTS 12/2019 | 19.54 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A95694 | | 519 00070 |
| YLLW CAUTION TAPE 12/19 | 12.50 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | A95759 | | 519 00088 |
| SUPPLIES 12/2019 | 59.68 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | A95918 | | 519 00069 |
| PVC PIPES 12/2019 | 27.37 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A96044 | | 519 00090 |
| PAINT 12/2019 | 86.28 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A96109 | | 519 00091 |
| COUPLINGS 12/2019 | 2.35 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A96182 | | 519 00084 |
| STATION MAINT. 12/2019 | 28.25 | FIRE STATION MAINTENANC | 004.0414.060.034 | | A96224 | | 519 00153 |
| NUTS/BOLTS 12/2019 | 9.48 | SPECIAL DEPARTMENT EXPEN | 001.0409.060.029 | | A96277 | | 519 00092 |
| COUPLINGS 12/2019 | 3.99 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A96283 | | 519 00085 |
| BLCK CABLE TIE 12/19 | 21.24 | SPECIAL DEPARTMENT EXPEN | 001.0409.060.029 | | A96330 | | 519 00093 |
| ZINC BRD HINGE 12/19 | 24.99 | SPECIAL DEPARTMENT EXPEN | 001.0422.060.029 | | A96331 | | 519 00086 |
| BRUSH/BLEACH 12/19 | 11.17 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | B70992 | | 519 00074 |
| STATION MAINT 12/2019 | 17.38 | FIRE STATION MAINTENANC | 004.0414.060.034 | | B71213 | | 519 00149 |
| WHT TWINE 12/19 | 14.13 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | B71280 | | 519 00079 |
| SNDPAPER/TAPE 12/19 | 24.15 | SPECIAL DEPARTMENT EXPEN | 001.0411.060.029 | | B71328 | | 519 00080 |
| CREDIT 12/19 | 5.75CR | SPECIAL DEPARTMENT EXPEN | 001.0411.060.029 | | B71331 | | 519 00081 |
| LIGHT DTY TARP 12/19 | 9.78 | SPECIAL DEPARTMENT EXPEN | 001.0411.060.029 | | B71404 | | 519 00087 |
| ROLLER TRAY/CVR 12/19 | 16.82 | SPECIAL DEPARTMENT EXPEN | 001.0422.060.029 | | B71479 | | 519 00089 |
| STATION MAINT. 12/19 | 1.73 | FIRE STATION MAINTENANC | 004.0414.060.034 | | B71813 | | 519 00152 |
| SUPPLIES 12/2019 | 39.13 | SPECIAL DEPARTMENT EXPEN | 001.0422.060.029 | | B71956 | | 519 00094 |
| | 557.66 | *VENDOR TOTAL | | | | | |

ACS FINANCIAL SYSTEM
12/18/2019 15:56:49

Schedule of Bills

CITY OF WOODLAKE
GL540R-V08.12 PAGE 10

| VENDOR NAME | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P | ID | LINE |
|----------------|------------|--------------|----------------|-------|---------|-----|-----|----|------|
| DESCRIPTION | | | | | | | | | |
| REPORT TOTALS: | 172,305.86 | | | | | | | | |

RECORDS PRINTED - 000299

Schedule of Bills

THE PRECEDING LIST OF BILLS PAYABLE WAS REVIEWED AND APPROVED FOR PAYMENT.

DATE APPROVED BY
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ACS FINANCIAL SYSTEM
12/10/2019 15:49:02

Schedule of Bills

CITY OF WOODLAKE
GL540R-V08.12 PAGE 1

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|-------------------------------|----------|--------------------------|------------------|-------|-------------|-----|-------------|
| SMITH/J CODY SCOPE 12/2019 | 2,500.00 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | SMITH111519 | | 511 00001 |

ACS FINANCIAL SYSTEM
12/10/2019 15:49:02

Schedule of Bills

CITY OF WOODLAKE
GL540R-V08.12 PAGE 2

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|----------------------------|----------|--------------|----------------|-------|---------|-----|-------------|
| REPORT TOTALS: | 2,500.00 | | | | | | |

RECORDS PRINTED - 000001

Schedule of Bills

THE PRECEDING LIST OF BILLS PAYABLE WAS REVIEWED AND APPROVED FOR PAYMENT.

DATE APPROVED BY
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ACS FINANCIAL SYSTEM
12/12/2019 18:

Check Register

CITY OF WOODLAKE
GL540R-V08.12 PAGE 1

| BANK | VENDOR | CHECK# | DATE | AMOUNT | |
|--------|--------------------------|--------|----------|----------|-----|
| BANK | BANK OF THE SIERRA | | | | |
| 001265 | TULARE COUNTY CLERK | 67922 | 12/12/19 | 2,412.75 | |
| 000804 | TULARE COUNTY TREASURER- | 67923 | 12/12/19 | 2,684.96 | |
| 000246 | WOODLAKE PRIDE | 67924 | 12/12/19 | 4,041.68 | |
| | BANK OF THE SIERRA | | | 9,139.39 | *** |

ACS FINANCIAL SYSTEM
12/12/2019 18:

Check Register

CITY OF WOODLAKE
GL540R-V08.12 PAGE 2

| BANK | VENDOR | CHECK# | DATE | AMOUNT |
|----------------|--------|--------|------|----------|
| REPORT TOTALS: | | | | 9,139.39 |

RECORDS PRINTED - 000009

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|--|----------|--------------------------|------------------|-------|----------------|-----|-------------|
| TULARE COUNTY CLERK | | | | | | | |
| CA FSH & WLDLF MND 12/19 | 2,354.75 | SPECIAL DEPARTMENT EXPEN | 001.0405.060.029 | | | | 518 00001 |
| TLR CNTY CLRK FEE 12/19 | 58.00 | SPECIAL DEPARTMENT EXPEN | 001.0405.060.029 | | | | 518 00002 |
| | 2,412.75 | *VENDOR TOTAL | | | | | |
| TULARE COUNTY TREASURER- PRC#057-060-028-00 12/19 | 2,684.96 | CONTRACTURAL SERVICES | 001.0402.060.028 | | 057-060-028000 | | 518 00009 |
| WOODLAKE PRIDE | | | | | | | |
| GENERATOR PURCH 12/19 | 2,400.00 | CONTRACTURAL SERVICES | 001.0406.060.028 | | 19-001 | | 518 00003 |
| RPR OLD GNRTR 12/19 | 234.52 | CONTRACTURAL SERVICES | 001.0406.060.028 | | 19-001 | | 518 00004 |
| PRCHS.MWR BATTERY 12/19 | 56.34 | CONTRACTURAL SERVICES | 001.0406.060.028 | | 19-001 | | 518 00005 |
| PRCHSE WOOD MULCH 12/19 | 400.00 | CONTRACTURAL SERVICES | 001.0406.060.028 | | 19-001 | | 518 00006 |
| PRCHSE WTR TROUGH 12/19 | 561.56 | CONTRACTURAL SERVICES | 001.0406.060.028 | | 19-001 | | 518 00007 |
| S.VLLEY CONCRETE 12/19 | 389.26 | CONTRACTURAL SERVICES | 001.0406.060.028 | | 19-001 | | 518 00008 |
| | 4,041.68 | *VENDOR TOTAL | | | | | |

ACS FINANCIAL SYSTEM
12/12/2019 18:09:20

Schedule of Bills

CITY OF WOODLAKE
GL540R-V08.12 PAGE 2

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|----------------------------|----------|--------------|----------------|-------|---------|-----|-------------|
| REPORT TOTALS: | 9,139.39 | | | | | | |

RECORDS PRINTED - 000009

Schedule of Bills

THE PRECEDING LIST OF BILLS PAYABLE WAS REVIEWED AND APPROVED FOR PAYMENT.

DATE APPROVED BY
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ACS FINANCIAL SYSTEM
12/23/2019 17:19:19

Schedule of Bills

CITY OF WOODLAKE
GL540R-V08.12 PAGE 1

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|---|-----------|--------------------------|------------------|-------|-----------|-----|-------------|
| LAW OFFICE OF SETTLMNT AGREEMENT 12/19 | 50,000.00 | SPECIAL DEPARTMENT EXPEN | 001.0411.060.029 | | DEC. 2019 | | 532 00001 |

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12/23/2019 17:19:19

Schedule of Bills

CITY OF WOODLAKE
GL540R-V08.12 PAGE 2

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID | LINE |
|----------------------------|-----------|--------------|----------------|-------|---------|-----|--------|------|
| REPORT TOTALS: | 50,000.00 | | | | | | | |

RECORDS PRINTED - 000001

Schedule of Bills

THE PRECEDING LIST OF BILLS PAYABLE WAS REVIEWED AND APPROVED FOR PAYMENT.

DATE APPROVED BY
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| BANK | VENDOR | CHECK# | DATE | AMOUNT |
|-------------------------|--------------------------|--------|----------|-----------|
| BANK BANK OF THE SIERRA | | | | |
| 001525 | KAWEAH DELTA MEDICAL FOU | 14132 | 01/13/20 | 26.28 |
| 001525 | KAWEAH DELTA MEDICAL FOU | 14133 | 01/13/20 | 73.68 |
| 001525 | KAWEAH DELTA MEDICAL FOU | 14134 | 01/13/20 | 16.26 |
| 001525 | KAWEAH DELTA MEDICAL FOU | 14135 | 01/13/20 | 5.00 |
| 001525 | KAWEAH DELTA MEDICAL FOU | 14136 | 01/13/20 | 277.48 |
| 001870 | PRECISION REHAB & OROTHO | 14137 | 01/13/20 | 22.50 |
| 001525 | KAWEAH DELTA MEDICAL FOU | 14138 | 01/13/20 | 45.21 |
| 001525 | KAWEAH DELTA MEDICAL FOU | 14139 | 01/13/20 | 5.00 |
| 001859 | LOS ANGELES RADIOLOGY | 14140 | 01/13/20 | 5.30 |
| 001940 | UCSD MEDICAL GROUP | 14141 | 01/13/20 | 3,011.87 |
| 001285 | VISALIA FAMILY PRACTICE | 14142 | 01/13/20 | 13.05 |
| 001525 | KAWEAH DELTA MEDICAL FOU | 14143 | 01/13/20 | 39.07 |
| 001525 | KAWEAH DELTA MEDICAL FOU | 14144 | 01/13/20 | 45.00 |
| 001525 | KAWEAH DELTA MEDICAL FOU | 14145 | 01/13/20 | 101.74 |
| 001525 | KAWEAH DELTA MEDICAL FOU | 14146 | 01/13/20 | 230.06 |
| 001525 | KAWEAH DELTA MEDICAL FOU | 14147 | 01/13/20 | 5.00 |
| 001841 | ADVANCED DIGESTIVE MEDIC | 14148 | 01/13/20 | 262.22 |
| 001242 | KAWEAH DELTA MEDICAL CEN | 14149 | 01/13/20 | 5.00 |
| 001351 | A-C ELECTRIC COMPANY | 67986 | 01/09/20 | 490.00 |
| 000783 | AFLAC | 67987 | 01/09/20 | 496.02 |
| 001219 | ASCENT AVIATION GROUP, I | 67988 | 01/09/20 | 15,396.16 |
| 001212 | AT&T | 67989 | 01/09/20 | 256.75 |
| 001801 | AT&T (NEW) | 67990 | 01/09/20 | 1,153.15 |
| 001913 | AUTOZONE STORE 4485 | 67991 | 01/09/20 | 108.58 |
| 001452 | AVILA CONSULTING SERVICE | 67992 | 01/09/20 | 1,800.00 |
| 001294 | BEATWEAR, INC. | 67993 | 01/09/20 | 162.73 |
| 000351 | BSK ASSOCIATES | 67994 | 01/09/20 | 445.00 |
| 000499 | BURTON'S FIRE APPARATUS | 67995 | 01/09/20 | 156.57 |
| 000915 | CA STATE DISBURSEMENT UN | 67996 | 01/09/20 | 645.21 |
| 000956 | CA STATE DISBURSEMENT UN | 67997 | 01/09/20 | 1,050.90 |
| 001199 | CALIF BUILDING STDS COMM | 67998 | 01/09/20 | 69.00 |
| 001350 | CALIFORNIA CHOICE | 67999 | 01/09/20 | 32,965.67 |
| 001748 | CALIFORNIA STATE | 68000 | 01/09/20 | 1,201.83 |
| 001836 | CISCO TIRES | 68001 | 01/09/20 | 573.00 |
| 000863 | CRAIGS AUTO PARTS | 68002 | 01/09/20 | 1,281.13 |
| 000768 | CREATIVE FORMS & CONCEPT | 68003 | 01/09/20 | 624.30 |
| 000069 | CSJVRMA | 68004 | 01/09/20 | 53,279.00 |
| 001466 | DEAN THOMPSON RENTAL & S | 68005 | 01/09/20 | 5,248.80 |
| 000646 | DEARBORN NATIONAL LIFE I | 68006 | 01/09/20 | 299.00 |
| 000107 | DEPARTMENT OF CONSERVATI | 68007 | 01/09/20 | 142.94 |
| 001816 | DEPT. OF FORESTRY & FIRE | 68008 | 01/09/20 | 128.00 |
| 001887 | DIRECT TV | 68009 | 01/09/20 | 92.86 |
| 001441 | DORADO/DENISE K. | 68010 | 01/09/20 | 1,200.00 |
| 001005 | DRUGTECH TOXICOLOGY SER | 68011 | 01/09/20 | 38.00 |
| 000290 | EWING IRRIGATION PRODUCT | 68012 | 01/09/20 | 632.65 |
| 000898 | FOOTHILLS SUN-GAZETTE/TH | 68013 | 01/09/20 | 1,391.50 |
| 000196 | FRESNO OXYGEN | 68014 | 01/09/20 | 20.01 |
| 000025 | GAS COMPANY/THE | 68015 | 01/09/20 | 557.98 |

| BANK | VENDOR | CHECK# | DATE | AMOUNT | |
|-------------------------|--------------------------|--------|----------|------------|-----|
| BANK BANK OF THE SIERRA | | | | | |
| 000252 | GIANT AUTO GROUP | 68016 | 01/09/20 | 324.13 | |
| 001786 | GOMEZ/FRANCISCO FRAIRE | 68017 | 01/09/20 | 14,500.53 | |
| 001723 | GRISWOLD, LASALLE, COBB, | 68018 | 01/09/20 | 1,393.80 | |
| 000846 | GUARDIAN-APPLETON | 68019 | 01/09/20 | 2,833.68 | |
| 000497 | HAAKER EQUIPMENT COMPANY | 68020 | 01/09/20 | 1,076.02 | |
| 001339 | HAMNER JEWELL ASSOCIATES | 68021 | 01/09/20 | 8,356.29 | |
| 001923 | HIGH SIERRA AG INC | 68022 | 01/09/20 | 3,135.00 | |
| 001767 | HJ HAY CO | 68023 | 01/09/20 | 1,440.00 | |
| 001419 | JACKSON MOBILE GLASS | 68024 | 01/09/20 | 1,054.25 | |
| 000129 | JENSEN & PILEGARD | 68025 | 01/09/20 | 24.31 | |
| 000542 | K R C SAFETY CO., INC. | 68026 | 01/09/20 | 241.93 | |
| 000147 | LEAGUE OF CALIF CITIES | 68027 | 01/09/20 | 98.83 | |
| 001100 | LEHIGH HANSON | 68028 | 01/09/20 | 5,684.47 | |
| 001815 | NUTRIEN AG SOLUTIONS | 68029 | 01/09/20 | 3,465.61 | |
| 000038 | OFFICE DEPOT | 68030 | 01/09/20 | 585.37 | |
| 001807 | OVIVO USA LLC | 68031 | 01/09/20 | 25,957.54 | |
| 001679 | PAPE MACHINERY | 68032 | 01/09/20 | 120.00 | |
| 001756 | PENA/HORACIO | 68033 | 01/09/20 | 150.00 | |
| 001154 | PORTERVILLE/ CITY OF | 68034 | 01/09/20 | 270.00 | |
| 001056 | PRO FORCE LAW ENFORCEMEN | 68035 | 01/09/20 | 254.55 | |
| 001071 | SAN JOAQUIN VALLEY AIR D | 68036 | 01/09/20 | 290.00 | |
| 001127 | SANTA FE AGGREGATES, INC | 68037 | 01/09/20 | 1,732.24 | |
| 001706 | SCI CONSULTING GROUP | 68038 | 01/09/20 | 5,031.26 | |
| 000024 | SOUTHERN CALIF EDISON CO | 68039 | 01/09/20 | 3,875.79 | |
| 001145 | STANTEC CONSULTING SERVI | 68040 | 01/09/20 | 105.50 | |
| 001284 | TEAMSTERS LOCAL UNION NO | 68041 | 01/09/20 | 264.00 | |
| 001124 | TF TIRE & SERVICE | 68042 | 01/09/20 | 923.27 | |
| 001520 | ULINE | 68043 | 01/09/20 | 803.33 | |
| 000726 | UNITED RENTALS NORTHWES | 68044 | 01/09/20 | 1,632.05 | |
| 001942 | UNRUH ENGINEERING | 68045 | 01/09/20 | 750.00 | |
| 000832 | VERIZON WIRELESS | 68046 | 01/09/20 | 1,025.79 | |
| .00101 | VILLALPANDO/ALEXANDRA | 68047 | 01/09/20 | 100.00 | |
| 000028 | WOODLAKE HARDWARE CO | 68048 | 01/09/20 | 2,024.08 | |
| BANK OF THE SIERRA | | | | 215,620.08 | *** |

ACS FINANCIAL SYSTEM
01/09/2020 12:

Check Register

CITY OF WOODLAKE
GL540R-V08.12 PAGE 3

| BANK | VENDOR | CHECK# | DATE | AMOUNT |
|----------------|--------|--------|------|------------|
| REPORT TOTALS: | | | | 215,620.08 |

RECORDS PRINTED - 000499

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM INVOICE | PO# | F/P ID LINE |
|---|-----------|--------------------------|------------------|---------------|-----|-------------|
| A-C ELECTRIC COMPANY RCNFRG WTR HTR THRM 1/20 | 490.00 | CONTRACTURAL SERVICES | 062.0462.060.028 | 49705 | | 562 00109 |
| ADVANCED DIGESTIVE MEDIC | | | | | | |
| SERVICES 01/2020 | 5.29 | HEALTH INSURANCE | 001.0403.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 7.69 | HEALTH INSURANCE | 001.0404.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 3.08 | HEALTH INSURANCE | 001.0405.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 7.79 | HEALTH INSURANCE | 001.0415.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 2.16 | HEALTH INSURANCE | 001.0416.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 18.17 | HEALTH INSURANCE | 001.0418.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 5.14 | HEALTH INSURANCE | 001.0421.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 4.47 | HEALTH INSURANCE | 001.0422.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 18.20 | HEALTH INSURANCE | 061.0461.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 91.54 | HEALTH INSURANCE | 062.0462.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 68.31 | HEALTH INSURANCE | 063.0463.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 20.85 | HEALTH INSURANCE | 021.0424.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 4.80 | HEALTH INSURANCE | 029.0429.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 0.88 | HEALTH INSURANCE | 001.0406.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 1.06 | HEALTH INSURANCE | 060.0460.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 0.11 | HEALTH INSURANCE | 072.0472.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 0.11 | HEALTH INSURANCE | 086.0486.050.008 | | | 564 00017 |
| SERVICES 01/2020 | 2.57 | HEALTH INSURANCE | 001.0402.050.008 | | | 564 00017 |
| | 262.22 | *VENDOR TOTAL | | | | |
| AFLAC SUPPLMNTL INS. 01/2020 | 496.02 | ACCIDENT & DIS INS WITHH | 001.0000.200.038 | 754734 | | 562 00030 |
| ASCENT AVIATION GROUP, I AVIATION FUEL 01/2020 | 15,396.16 | SPECIAL DEPARTMENT EXPEN | 041.0441.060.029 | 654358 | | 562 00102 |
| AT&T | | | | | | |
| OFFICE PHONES 01/20 | 59.18 | TELEPHONE | 001.0410.060.020 | | | 562 00069 |
| SHOP PHONES 01/2020 | 89.61 | TELEPHONE | 001.0418.060.020 | | | 562 00070 |
| WATER DEPT PHONES 01/20 | 19.72 | TELEPHONE | 063.0463.060.020 | | | 562 00071 |
| SEWER DPT PHONES 01/20 | 19.72 | TELEPHONE | 062.0462.060.020 | | | 562 00072 |
| AIRPORT ATM 01/20 | 19.72 | UTILITIES | 041.0441.060.021 | | | 562 00073 |
| CALNET 3 01/2020 | 48.80 | TELEPHONE | 004.0414.060.020 | 14075315 | | 562 00058 |
| | 256.75 | *VENDOR TOTAL | | | | |
| AT&T (NEW) | | | | | | |
| CITY HALL PHONES 1/20 | 88.50 | TELEPHONE | 001.0410.060.020 | 6938152509 | | 562 00048 |
| PD PHONES 01/20 | 88.49 | TELEPHONE | 001.0411.060.020 | 6938152509 | | 562 00049 |
| FD INTERNET USE 01/20 | 75.07 | TELEPHONE | 004.0414.060.020 | 8475391509 | | 562 00033 |
| GENERAL ADMIN 01/20 | 5.30 | TELEPHONE | 001.0402.060.020 | 8475391509 | | 562 00034 |
| CITY CLERK 01/2020 | 5.22 | TELEPHONE | 001.0403.060.020 | 8475391509 | | 562 00035 |
| FINANCE 01/2020 | 9.56 | TELEPHONE | 001.0404.060.020 | 8475391509 | | 562 00036 |
| PLANNING 01/2020 | 6.01 | TELEPHONE | 001.0405.060.020 | 8475391509 | | 562 00037 |
| BUILDING INSPCTN 01/20 | 4.27 | TELEPHONE | 001.0415.060.020 | 8475391509 | | 562 00038 |
| PBLC WRKS/ENGNRNG 01/20 | 8.69 | TELEPHONE | 001.0416.060.020 | 8475391509 | | 562 00039 |
| PARKS 01/20 | 30.27 | TELEPHONE | 001.0421.060.020 | 8475391509 | | 562 00040 |
| STREETS 01/20 | 11.70 | TELEPHONE | 001.0422.060.020 | 8475391509 | | 562 00041 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|---|----------|--------------------------|------------------|-------|----------------|-----|-------------|
| AT&T (NEW) | | | | | | | |
| REFUSE 01/2020 | 85.13 | TELEPHONE | 061.0461.060.020 | | 8475391509 | | 562 00042 |
| SEWER DEPT. 01/20 | 237.92 | TELEPHONE | 062.0462.060.020 | | 8475391509 | | 562 00043 |
| WATER DEPT. 01/20 | 181.32 | TELEPHONE | 063.0463.060.020 | | 8475391509 | | 562 00044 |
| TRANSIT 01/2020 | 15.33 | TELEPHONE | 021.0424.060.020 | | 8475391509 | | 562 00045 |
| PD INTERNET USE 01/20 | 225.30 | TELEPHONE | 001.0411.060.020 | | 8475391509 | | 562 00046 |
| RD YRD INTERNET USE 1/20 | 75.07 | TELEPHONE | 001.0418.060.020 | | 8475391509 | | 562 00047 |
| | 1,153.15 | *VENDOR TOTAL | | | | | |
| AUTOZONE STORE 4485 | | | | | | | |
| SUPPLIES 01/2020 | 95.55 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | 4485084639 | | 562 00094 |
| DEEP CRSTL CAR WASH 1/20 | 13.03 | CONTRACTURAL SERVICES | 001.0411.060.028 | | 4485087134 | | 562 00165 |
| | 108.58 | *VENDOR TOTAL | | | | | |
| AVILA CONSULTING SERVICE JAN-DEC 2019 01/2020 | 1,800.00 | ORCHARD EXPENSES | 062.0462.060.046 | | 003 | | 562 00029 |
| BEATWEAR, INC. FLEEMAN PNTS/SHIRT 01/20 | 162.73 | CONTRACTURAL SERVICES | 001.0411.060.028 | | 6369/CN#191294 | | 562 00081 |
| BSK ASSOCIATES BACTI 01/2020 | 180.00 | CONTRACTURAL SERVICES | 063.0463.060.028 | | ADA0312 | | 562 00092 |
| WEEKLY EFFLUENT 01/20 | 73.00 | CONTRACTURAL SERVICES | 062.0462.060.028 | | A934284 | | 562 00117 |
| BACTI 01/2020 | 90.00 | CONTRACTURAL SERVICES | 063.0463.060.028 | | A934566 | | 562 00118 |
| WEEKLY EFFLUENT 01/20 | 102.00 | CONTRACTURAL SERVICES | 062.0462.060.028 | | A934796 | | 562 00091 |
| | 445.00 | *VENDOR TOTAL | | | | | |
| BURTON'S FIRE APPARATUS ENGINE 86 01/2020 | 156.57 | VEHICLE MAINTENANCE/OPER | 004.0414.060.032 | | 47026 | | 562 00057 |
| CA STATE DISBURSEMENT UN EMPLOYEE W/HLDNGS 01/20 | 645.21 | GARNISHMENT OF WAGES WIT | 001.0000.200.033 | | JAN 2020 | | 562 00066 |
| CA STATE DISBURSEMENT UN EMPLOYEE W/HLDNGS 01/20 | 1,050.90 | GARNISHMENT OF WAGES WIT | 001.0000.200.033 | | JAN 2020 | | 562 00064 |
| CALIF BUILDING STDS COMM BLDNG STNDRD COMM 01/20 | 69.00 | BUILDING PERMITS | 001.0302.000.022 | | OCT-DEC 2019 | | 562 00054 |
| CALIFORNIA CHOICE | | | | | | | |
| CITY EMPLOYEES 01/2020 | 349.31 | HEALTH INSURANCE | 001.0403.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 507.59 | HEALTH INSURANCE | 001.0404.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 203.53 | HEALTH INSURANCE | 001.0405.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 514.10 | HEALTH INSURANCE | 001.0415.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 142.66 | HEALTH INSURANCE | 001.0416.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 1,198.85 | HEALTH INSURANCE | 001.0418.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 339.59 | HEALTH INSURANCE | 001.0421.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 295.39 | HEALTH INSURANCE | 001.0422.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 1,201.09 | HEALTH INSURANCE | 061.0461.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 6,038.85 | HEALTH INSURANCE | 062.0462.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 4,506.19 | HEALTH INSURANCE | 063.0463.050.008 | | FEBRUARY 2020 | | 562 00166 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|-------------------------------------|-----------|--------------------------|------------------|-------|---------------|-----|-------------|
| CALIFORNIA CHOICE | | | | | | | |
| CITY EMPLOYEES 01/2020 | 1,375.86 | HEALTH INSURANCE | 021.0424.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 317.15 | HEALTH INSURANCE | 029.0429.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 58.37 | HEALTH INSURANCE | 001.0406.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 70.26 | HEALTH INSURANCE | 060.0460.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 7.36 | HEALTH INSURANCE | 072.0472.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 7.36 | HEALTH INSURANCE | 086.0486.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CITY EMPLOYEES 01/2020 | 163.55 | HEALTH INSURANCE | 001.0402.050.008 | | FEBRUARY 2020 | | 562 00166 |
| CTY INS W/H EMPLEES 1/20 | 2,700.00 | HEALTH INSURANCE WITHHEL | 001.0000.200.031 | | FEBRUARY 2020 | | 562 00167 |
| PD EXPENSE 01/2020 | 8,572.98 | HEALTH INSURANCE | 001.0411.050.008 | | FEBRUARY 2020 | | 562 00168 |
| FIRE EXPENSE 01/2020 | 4,058.59 | HEALTH INSURANCE | 004.0414.050.008 | | FEBRUARY 2020 | | 562 00169 |
| FD INS W/H EMPLEE 01/20 | 337.04 | HEALTH INSURANCE WITHHEL | 004.0000.200.031 | | FEBRUARY 2020 | | 562 00170 |
| | 32,965.67 | *VENDOR TOTAL | | | | | |
| CALIFORNIA STATE | | | | | | | |
| EMPLOYEE W/HLDNGS 01/20 | 1,201.83 | GARNISHMENT OF WAGES WIT | 001.0000.200.033 | | JAN 2020 | | 562 00067 |
| CISCO TIRES | | | | | | | |
| FLAT REPAIRS 01/2020 | 573.00 | CONTRACTURAL SERVICES | 062.0462.060.028 | | 282 | | 562 00111 |
| CRAIGS AUTO PARTS | | | | | | | |
| WIPER BLADES 01/2020 | 86.39 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | 724597 | | 562 00198 |
| BATTERY DEPOSIT 01/2020 | 132.82 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 724598 | | 562 00199 |
| ATM FUSE 01/2020 | 4.34 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 724618 | | 562 00201 |
| AIR FILTER/OIL FLTR 1/20 | 113.70 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | 724689 | | 562 00202 |
| SUPPLIES 01/2020 | 63.35 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | 724718 | | 562 00200 |
| LAMP 01/2020 | 5.87 | VEHICLE MAINTENANCE/OPER | 004.0414.060.032 | | 724721 | | 562 00012 |
| BACK UP LAMP 01/2020 | 11.92 | VEHICLE MAINTENANCE/OPER | 004.0414.060.032 | | 724788 | | 562 00013 |
| ROADSIDE JACK 01/2020 | 130.49 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 724865 | | 562 00203 |
| HYDRAULIC OIL 01/2020 | 20.65 | VEHICLE MAINTENANCE/OPER | 004.0414.060.032 | | 724877 | | 562 00014 |
| BEAM BLADES 01/2020 | 136.74 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | 725012 | | 562 00204 |
| BTTY SLEEP CLMP 01/2020 | 29.34 | SPECIAL DEPARTMENT EXPEN | 001.0422.060.029 | | 725287 | | 562 00205 |
| SUPPLIES 01/2020 | 29.90 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 725372 | | 562 00211 |
| COM WREN 01/2020 | 60.98 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 725374 | | 562 00206 |
| TRN SIGNAL LMP 01/2020 | 22.45 | SPECIAL DEPARTMENT EXPEN | 001.0422.060.029 | | 725526 | | 562 00207 |
| CBC 20 1/2020 | 6.84 | VEHICLE MAINTENANCE/OPER | 004.0414.060.032 | | 725742 | | 562 00015 |
| LAMP 01/2020 | 4.14 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 725969 | | 562 00208 |
| HOSE/FITTING 01/2020 | 72.75 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 726035 | | 562 00209 |
| HALOGEN SEAL BEAMS 1/20 | 13.58 | VEHICLE MAINTENANCE/OPER | 004.0414.060.032 | | 726122 | | 562 00016 |
| PWRSTEERING 01/2020 | 14.12 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 726123 | | 562 00213 |
| FUSE KIT 01/2020 | 27.18 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | 726267 | | 562 00212 |
| LOAD BINDER/CHAIN 01/20 | 293.58 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 726270 | | 562 00210 |
| | 1,281.13 | *VENDOR TOTAL | | | | | |
| CREATIVE FORMS & CONCEPT | | | | | | | |
| ACCTS PYBLE CHKS 01/20 | 624.30 | SPECIAL DEPARTMENT EXPEN | 001.0410.060.029 | | 117622 | | 562 00086 |
| CSJVRMA | | | | | | | |
| LIABILITY PROG 01/20 | 16,898.00 | INSURANCE & BONDING | 001.0410.060.027 | | RMA 2020-0194 | | 562 00027 |
| WORKERS COMP PROG 01/20 | 454.74 | WORKER'S COMPENSATION IN | 001.0402.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 465.09 | WORKER'S COMPENSATION IN | 001.0403.050.007 | | RMA 2020-0194 | | 562 00028 |

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|---|-----------|--------------------------|------------------|-------|---------------|-----|-------------|
| CSJVRMA | | | | | | | |
| WORKERS COMP PROG 01/20 | 624.04 | WORKER'S COMPENSATION IN | 001.0404.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 487.32 | WORKER'S COMPENSATION IN | 001.0405.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 16,118.60 | WORKER'S COMPENSATION IN | 001.0411.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 424.71 | WORKER'S COMPENSATION IN | 001.0415.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 174.59 | WORKER'S COMPENSATION IN | 001.0416.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 704.29 | WORKER'S COMPENSATION IN | 001.0418.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 361.11 | WORKER'S COMPENSATION IN | 001.0421.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 284.79 | WORKER'S COMPENSATION IN | 001.0422.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 1,277.91 | WORKER'S COMPENSATION IN | 061.0461.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 7,227.55 | WORKER'S COMPENSATION IN | 062.0462.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 6,195.64 | WORKER'S COMPENSATION IN | 063.0463.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 1,003.42 | WORKER'S COMPENSATION IN | 021.0424.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 341.79 | WORKER'S COMPENSATION IN | 029.0429.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 109.54 | WORKERS COMPENSATION | 001.0406.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 79.31 | WORKER'S COMPENSATION IN | 060.0460.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 23.28 | WORKER'S COMPENSATION IN | 072.0472.050.007 | | RMA 2020-0194 | | 562 00028 |
| WORKERS COMP PROG 01/20 | 23.28 | WORKER'S COMPENSATION IN | 086.0486.050.007 | | RMA 2020-0194 | | 562 00028 |
| | 53,279.00 | *VENDOR TOTAL | | | | | |
| DEAN THOMPSON RENTAL & S WOOD CHIPS 01/2020 | 5,248.80 | SPECIAL DEPARTMENT EXPEN | 001.0406.060.029 | | 10112 | | 562 00107 |
| DEARBORN NATIONAL LIFE I | | | | | | | |
| CITY EMPLOYEES 01/2020 | 2.05 | HEALTH INSURANCE | 001.0402.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 4.18 | HEALTH INSURANCE | 001.0403.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 6.07 | HEALTH INSURANCE | 001.0404.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 2.43 | HEALTH INSURANCE | 001.0405.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 6.15 | HEALTH INSURANCE | 001.0415.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 1.70 | HEALTH INSURANCE | 001.0416.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 14.34 | HEALTH INSURANCE | 001.0418.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 4.06 | HEALTH INSURANCE | 001.0421.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 3.53 | HEALTH INSURANCE | 001.0422.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 14.37 | HEALTH INSURANCE | 061.0461.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 72.26 | HEALTH INSURANCE | 062.0462.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 53.92 | HEALTH INSURANCE | 063.0463.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 16.46 | HEALTH INSURANCE | 021.0424.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 3.79 | HEALTH INSURANCE | 029.0429.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 0.69 | HEALTH INSURANCE | 001.0406.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 0.84 | HEALTH INSURANCE | 060.0460.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 0.08 | HEALTH INSURANCE | 072.0472.050.008 | | JAN 2020 | | 562 00079 |
| CITY EMPLOYEES 01/2020 | 0.08 | HEALTH INSURANCE | 086.0486.050.008 | | JAN 2020 | | 562 00079 |
| PD EMPLOYEES 01/2020 | 92.00 | HEALTH INSURANCE | 001.0411.050.008 | | JAN 2020 | | 562 00080 |
| | 299.00 | *VENDOR TOTAL | | | | | |
| DEPARTMENT OF CONSERVATI STRONG MOTION 01/20 | 142.94 | BUILDING PERMITS | 001.0302.000.022 | | OCT-DEC 2019 | | 562 00053 |
| DEPT. OF FORESTRY & FIRE BPO 01/2020 | 128.00 | TRAINING EXPENSE | 004.0414.060.037 | | 1238345 | | 562 00059 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|--|-----------|--------------------------|------------------|-------|-------------|-----|-------------|
| DIRECT TV FIRE STATION 01/20 | 92.86 | UTILITIES | 004.0414.060.021 | | 37009477974 | | 562 00068 |
| DORADO/DENISE K. EMPLYEE W/HLDNGS 01/20 | 1,200.00 | GARNISHMENT OF WAGES WIT | 001.0000.200.033 | | JAN 2020 | | 562 00065 |
| DRUGTECH TOXICOLOGY SER 2 MEMBERS 01/2020 | 38.00 | CONTRACTURAL SERVICES | 021.0424.060.028 | | | | 562 00026 |
| EWING IRRIGATION PRODUCT SUPPLIES 01/2020 | 424.98 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 2416702 | | 562 00089 |
| HUNTER ULTRA 01/2020 | 207.67 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 8818995 | | 562 00103 |
| | 632.65 | *VENDOR TOTAL | | | | | |
| FOOTHILLS SUN-GAZETTE/TH PC VACANCY 01/2020 | 88.00 | SPECIAL DEPARTMENT EXPEN | 001.0405.060.029 | | 55309 | | 562 00196 |
| PUBLIC NOTICE 01/2020 | 308.00 | SPECIAL DEPARTMENT EXPEN | 001.0402.060.029 | | 55418 | | 562 00176 |
| PUBLIC NOTICE 1/2020 | 423.50 | SPECIAL DEPARTMENT EXPEN | 001.0402.060.029 | | 55419 | | 562 00177 |
| PUBLIC NOTICE 01/2020 | 280.50 | SPECIAL DEPARTMENT EXPEN | 001.0402.060.029 | | 55424 | | 562 00178 |
| PUBLIC NOTICE 01/2020 | 291.50 | SPECIAL DEPARTMENT EXPEN | 001.0402.060.029 | | 55425 | | 562 00179 |
| | 1,391.50 | *VENDOR TOTAL | | | | | |
| FRESNO OXYGEN MEDICAL OXYGEN 01/20 | 20.01 | MEDICAL SUPPLIES | 004.0414.060.040 | | 62489320 | | 562 00056 |
| GAS COMPANY/THE 325 E. ANTELOPE 01/2020 | 51.34 | UTILITIES | 004.0414.060.021 | | | | 562 00060 |
| FIRE STATION 01/2020 | 107.69 | UTILITIES | 004.0414.060.021 | | | | 562 00061 |
| 120 N. MAGNOLIA 01/20 | 15.68 | UTILITIES | 004.0414.060.021 | | | | 562 00062 |
| CITY BUILDINGS 01/2020 | 368.48 | UTILITIES | 001.0410.060.021 | | | | 562 00074 |
| CITY YARD 01/2020 | 14.79 | UTILITIES | 001.0418.060.021 | | | | 562 00075 |
| | 557.98 | *VENDOR TOTAL | | | | | |
| GIANT AUTO GROUP SERVICES 01/2020 | 324.13 | VEHICLE MAINTENANCE/OPER | 001.0411.060.032 | | 378740 | | 562 00001 |
| GOMEZ/FRANCISCO FRAIRE WDLK BATHROOM 01/20 | 14,500.53 | CONTRACTURAL SERVICES | 001.0406.060.028 | | | | 562 00052 |
| GRISWOLD, LASALLE, COBB, 472 OLIVE LN ABTMNT 1/20 | 79.00 | LEGAL SERVICES - RETAINE | 001.0405.060.025 | | | | 562 00019 |
| CITY MANAGER 01/20 | 242.80 | LEGAL SERVICES - RETAINE | 001.0402.060.025 | | | | 562 00020 |
| CITY COUNCIL 01/2020 | 307.50 | LEGAL SERVICES - RETAINE | 001.0410.060.025 | | | | 562 00021 |
| FINANCE DEPT. 01/20 | 157.50 | LEGAL SERVICES - RETAINE | 001.0410.060.025 | | | | 562 00022 |
| POLICE DEPT. 01/20 | 112.50 | LEGAL SERVICES - RETAINE | 001.0411.060.025 | | | | 562 00023 |
| CITY CLERK 01/20 | 494.50 | LEGAL SERVICES - RETAINE | 001.0411.060.025 | | | | 562 00024 |
| | 1,393.80 | *VENDOR TOTAL | | | | | |
| GUARDIAN-APPLETON EMPLYR CNTRBTNS 01/19 | 14.56 | HEALTH INSURANCE | 001.0402.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 30.96 | HEALTH INSURANCE | 001.0403.050.008 | | JAN 2020 | | 562 00076 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|--|----------|--------------------------|------------------|-------|----------|-----|-------------|
| GUARDIAN-APPLETON | | | | | | | |
| EMPLYR CNTRBTNS 01/19 | 44.99 | HEALTH INSURANCE | 001.0404.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 18.04 | HEALTH INSURANCE | 001.0405.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 45.56 | HEALTH INSURANCE | 001.0415.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 12.64 | HEALTH INSURANCE | 001.0416.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 106.26 | HEALTH INSURANCE | 001.0418.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 30.09 | HEALTH INSURANCE | 001.0421.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 26.18 | HEALTH INSURANCE | 001.0422.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 106.45 | HEALTH INSURANCE | 061.0461.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 535.25 | HEALTH INSURANCE | 062.0462.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 399.40 | HEALTH INSURANCE | 063.0463.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 121.94 | HEALTH INSURANCE | 021.0424.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 28.11 | HEALTH INSURANCE | 029.0429.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 5.17 | HEALTH INSURANCE | 001.0406.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 6.22 | HEALTH INSURANCE | 060.0460.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 0.65 | HEALTH INSURANCE | 072.0472.050.008 | | JAN 2020 | | 562 00076 |
| EMPLYR CNTRBTNS 01/19 | 0.65 | HEALTH INSURANCE | 086.0486.050.008 | | JAN 2020 | | 562 00076 |
| PD EMPLOYEES 01/2020 | 817.83 | HEALTH INSURANCE | 001.0411.050.008 | | JAN 2020 | | 562 00077 |
| FIRE EMPLOYEES 01/2020 | 482.73 | HEALTH INSURANCE | 004.0414.050.008 | | JAN 2020 | | 562 00078 |
| | 2,833.68 | *VENDOR TOTAL | | | | | |
| HAAKER EQUIPMENT COMPANY PRTS FOR SWEEPER 01/20 | 1,076.02 | CONTRACTURAL SERVICES | 001.0422.060.028 | | W58964 | | 562 00110 |
| HAMNER JEWELL ASSOCIATES N.VLNCA EXTNSN 01/2020 | 4,756.39 | CONTRACTURAL SERVICES | 023.0590.744.028 | | 190143 | | 562 00172 |
| N.VLNCA PRK PROJ 01/20 | 3,599.90 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | 190145 | | 562 00171 |
| | 8,356.29 | *VENDOR TOTAL | | | | | |
| HIGH SIERRA AG INC SPRAY ORANGES 01/2020 | 3,135.00 | ORCHARD EXPENSES | 062.0462.060.046 | | 3937 | | 562 00097 |
| HJ HAY CO SERVICES 01/2020 | 1,440.00 | ORCHARD EXPENSES | 062.0462.060.046 | | 4616 | | 562 00101 |
| JACKSON MOBILE GLASS SERVICES 01/20 | 527.12 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 152203 | | 562 00115 |
| SERVICES 01/20 | 527.13 | SPECIAL DEPARTMENT EXPEN | 063.0463.060.029 | | 152203 | | 562 00116 |
| | 1,054.25 | *VENDOR TOTAL | | | | | |
| JENSEN & PILEGARD CAP ASSY SPRK PLG 01/20 | 24.31 | SPECIAL DEPARTMENT EXPEN | 029.0429.060.029 | | 419598 | | 562 00093 |
| K R C SAFETY CO., INC. FLOODED SIGN 01/2020 | 241.93 | SPECIAL DEPARTMENT EXPEN | 001.0422.060.029 | | 45007 | | 562 00090 |
| KAWEAH DELTA MEDICAL CEN DR VISIT 01/2020 | 0.10 | HEALTH INSURANCE | 001.0403.050.008 | | | | 564 00018 |
| DR VISIT 01/2020 | 0.14 | HEALTH INSURANCE | 001.0404.050.008 | | | | 564 00018 |
| DR VISIT 01/2020 | 0.05 | HEALTH INSURANCE | 001.0405.050.008 | | | | 564 00018 |
| DR VISIT 01/2020 | 0.14 | HEALTH INSURANCE | 001.0415.050.008 | | | | 564 00018 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM INVOICE | PO# | F/P ID LINE |
|---------------------------------|--------|------------------|------------------|---------------|-----|-------------|
| KAWEAH DELTA MEDICAL CEN | | | | | | |
| DR VISIT 01/2020 | 0.04 | HEALTH INSURANCE | 001.0416.050.008 | | | 564 00018 |
| DR VISIT 01/2020 | 0.34 | HEALTH INSURANCE | 001.0418.050.008 | | | 564 00018 |
| DR VISIT 01/2020 | 0.09 | HEALTH INSURANCE | 001.0421.050.008 | | | 564 00018 |
| DR VISIT 01/2020 | 0.08 | HEALTH INSURANCE | 001.0422.050.008 | | | 564 00018 |
| DR VISIT 01/2020 | 0.34 | HEALTH INSURANCE | 061.0461.050.008 | | | 564 00018 |
| DR VISIT 01/2020 | 1.74 | HEALTH INSURANCE | 062.0462.050.008 | | | 564 00018 |
| DR VISIT 01/2020 | 1.30 | HEALTH INSURANCE | 063.0463.050.008 | | | 564 00018 |
| DR VISIT 01/2020 | 0.39 | HEALTH INSURANCE | 021.0424.050.008 | | | 564 00018 |
| DR VISIT 01/2020 | 0.09 | HEALTH INSURANCE | 029.0429.050.008 | | | 564 00018 |
| DR VISIT 01/2020 | 0.01 | HEALTH INSURANCE | 001.0406.050.008 | | | 564 00018 |
| DR VISIT 01/2020 | 0.02 | HEALTH INSURANCE | 060.0460.050.008 | | | 564 00018 |
| DR VISIT 01/2020 | | HEALTH INSURANCE | 072.0472.050.008 | | | 564 00018 |
| DR VISIT 01/2020 | | HEALTH INSURANCE | 086.0486.050.008 | | | 564 00018 |
| DR VISIT 01/2020 | 0.13 | HEALTH INSURANCE | 001.0402.050.008 | | | 564 00018 |
| | 5.00 | *VENDOR TOTAL | | | | |
| KAWEAH DELTA MEDICAL FOU | | | | | | |
| LAB/DIAGNOSTIC 01/2020 | 26.28 | HEALTH INSURANCE | 001.0411.050.008 | | | 564 00001 |
| SERVICES 01/2020 | 1.48 | HEALTH INSURANCE | 001.0403.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 2.16 | HEALTH INSURANCE | 001.0404.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 0.86 | HEALTH INSURANCE | 001.0405.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 2.18 | HEALTH INSURANCE | 001.0415.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 0.60 | HEALTH INSURANCE | 001.0416.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 5.10 | HEALTH INSURANCE | 001.0418.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 1.44 | HEALTH INSURANCE | 001.0421.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 1.25 | HEALTH INSURANCE | 001.0422.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 5.11 | HEALTH INSURANCE | 061.0461.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 25.72 | HEALTH INSURANCE | 062.0462.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 19.19 | HEALTH INSURANCE | 063.0463.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 5.86 | HEALTH INSURANCE | 021.0424.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 1.35 | HEALTH INSURANCE | 029.0429.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 0.24 | HEALTH INSURANCE | 001.0406.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 0.29 | HEALTH INSURANCE | 060.0460.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 0.03 | HEALTH INSURANCE | 072.0472.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 0.03 | HEALTH INSURANCE | 086.0486.050.008 | | | 564 00002 |
| SERVICES 01/2020 | 0.79 | HEALTH INSURANCE | 001.0402.050.008 | | | 564 00002 |
| LAB/DIAGNOSTIC 01/2020 | 0.32 | HEALTH INSURANCE | 001.0403.050.008 | | | 564 00003 |
| LAB/DIAGNOSTIC 01/2020 | 0.47 | HEALTH INSURANCE | 001.0404.050.008 | | | 564 00003 |
| LAB/DIAGNOSTIC 01/2020 | 0.19 | HEALTH INSURANCE | 001.0405.050.008 | | | 564 00003 |
| LAB/DIAGNOSTIC 01/2020 | 0.48 | HEALTH INSURANCE | 001.0415.050.008 | | | 564 00003 |
| LAB/DIAGNOSTIC 01/2020 | 0.13 | HEALTH INSURANCE | 001.0416.050.008 | | | 564 00003 |
| LAB/DIAGNOSTIC 01/2020 | 1.12 | HEALTH INSURANCE | 001.0418.050.008 | | | 564 00003 |
| LAB/DIAGNOSTIC 01/2020 | 0.31 | HEALTH INSURANCE | 001.0421.050.008 | | | 564 00003 |
| LAB/DIAGNOSTIC 01/2020 | 0.27 | HEALTH INSURANCE | 001.0422.050.008 | | | 564 00003 |
| LAB/DIAGNOSTIC 01/2020 | 1.12 | HEALTH INSURANCE | 061.0461.050.008 | | | 564 00003 |
| LAB/DIAGNOSTIC 01/2020 | 5.67 | HEALTH INSURANCE | 062.0462.050.008 | | | 564 00003 |
| LAB/DIAGNOSTIC 01/2020 | 4.23 | HEALTH INSURANCE | 063.0463.050.008 | | | 564 00003 |
| LAB/DIAGNOSTIC 01/2020 | 1.29 | HEALTH INSURANCE | 021.0424.050.008 | | | 564 00003 |
| LAB/DIAGNOSTIC 01/2020 | 0.29 | HEALTH INSURANCE | 029.0429.050.008 | | | 564 00003 |
| LAB/DIAGNOSTIC 01/2020 | 0.05 | HEALTH INSURANCE | 001.0406.050.008 | | | 564 00003 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P | ID | LINE |
|----------------------------|--------|------------------|------------------|-------|---------|-----|-----|-----|-------|
| KAWEAH DELTA MEDICAL FOU | | | | | | | | | |
| LAB/DIAGNOSTIC 01/2020 | 0.06 | HEALTH INSURANCE | 060.0460.050.008 | | | | | 564 | 00003 |
| LAB/DIAGNOSTIC 01/2020 | | HEALTH INSURANCE | 072.0472.050.008 | | | | | 564 | 00003 |
| LAB/DIAGNOSTIC 01/2020 | | HEALTH INSURANCE | 086.0486.050.008 | | | | | 564 | 00003 |
| LAB/DIAGNOSTIC 01/2020 | 0.26 | HEALTH INSURANCE | 001.0402.050.008 | | | | | 564 | 00003 |
| PHYSICIAN VISIT 01/2020 | 0.10 | HEALTH INSURANCE | 001.0403.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 0.14 | HEALTH INSURANCE | 001.0404.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 0.05 | HEALTH INSURANCE | 001.0405.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 0.14 | HEALTH INSURANCE | 001.0415.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 0.04 | HEALTH INSURANCE | 001.0416.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 0.34 | HEALTH INSURANCE | 001.0418.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 0.09 | HEALTH INSURANCE | 001.0421.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 0.08 | HEALTH INSURANCE | 001.0422.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 0.34 | HEALTH INSURANCE | 061.0461.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 1.74 | HEALTH INSURANCE | 062.0462.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 1.30 | HEALTH INSURANCE | 063.0463.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 0.39 | HEALTH INSURANCE | 021.0424.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 0.09 | HEALTH INSURANCE | 029.0429.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 0.01 | HEALTH INSURANCE | 001.0406.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 0.02 | HEALTH INSURANCE | 060.0460.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | | HEALTH INSURANCE | 072.0472.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | | HEALTH INSURANCE | 086.0486.050.008 | | | | | 564 | 00004 |
| PHYSICIAN VISIT 01/2020 | 0.13 | HEALTH INSURANCE | 001.0402.050.008 | | | | | 564 | 00004 |
| IN OFFICE SRGRY 01/2020 | 277.48 | HEALTH INSURANCE | 001.0411.050.008 | | | | | 564 | 00005 |
| DR VISIT/LABS 01/2020 | 45.21 | HEALTH INSURANCE | 001.0411.050.008 | | | | | 564 | 00007 |
| DR VISIT 01/2020 | 5.00 | HEALTH INSURANCE | 001.0411.050.008 | | | | | 564 | 00008 |
| LAB/DIAGNOSTICS 01/2020 | 0.78 | HEALTH INSURANCE | 001.0403.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 1.14 | HEALTH INSURANCE | 001.0404.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 0.45 | HEALTH INSURANCE | 001.0405.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 1.16 | HEALTH INSURANCE | 001.0415.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 0.32 | HEALTH INSURANCE | 001.0416.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 2.70 | HEALTH INSURANCE | 001.0418.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 0.76 | HEALTH INSURANCE | 001.0421.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 0.66 | HEALTH INSURANCE | 001.0422.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 2.71 | HEALTH INSURANCE | 061.0461.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 13.64 | HEALTH INSURANCE | 062.0462.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 10.17 | HEALTH INSURANCE | 063.0463.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 3.10 | HEALTH INSURANCE | 021.0424.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 0.71 | HEALTH INSURANCE | 029.0429.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 0.13 | HEALTH INSURANCE | 001.0406.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 0.15 | HEALTH INSURANCE | 060.0460.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 0.01 | HEALTH INSURANCE | 072.0472.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 0.01 | HEALTH INSURANCE | 086.0486.050.008 | | | | | 564 | 00012 |
| LAB/DIAGNOSTICS 01/2020 | 0.47 | HEALTH INSURANCE | 001.0402.050.008 | | | | | 564 | 00012 |
| DR VISIT/SUPPLIES 1/2020 | 0.90 | HEALTH INSURANCE | 001.0403.050.008 | | | | | 564 | 00013 |
| DR VISIT/SUPPLIES 1/2020 | 1.32 | HEALTH INSURANCE | 001.0404.050.008 | | | | | 564 | 00013 |
| DR VISIT/SUPPLIES 1/2020 | 0.52 | HEALTH INSURANCE | 001.0405.050.008 | | | | | 564 | 00013 |
| DR VISIT/SUPPLIES 1/2020 | 1.33 | HEALTH INSURANCE | 001.0415.050.008 | | | | | 564 | 00013 |
| DR VISIT/SUPPLIES 1/2020 | 0.37 | HEALTH INSURANCE | 001.0416.050.008 | | | | | 564 | 00013 |
| DR VISIT/SUPPLIES 1/2020 | 3.11 | HEALTH INSURANCE | 001.0418.050.008 | | | | | 564 | 00013 |
| DR VISIT/SUPPLIES 1/2020 | 0.88 | HEALTH INSURANCE | 001.0421.050.008 | | | | | 564 | 00013 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM INVOICE | PO# | F/P ID LINE |
|----------------------------|--------|------------------|------------------|---------------|-----|-------------|
| KAWEAH DELTA MEDICAL FOU | | | | | | |
| DR VISIT/SUPPLIES 1/2020 | 0.76 | HEALTH INSURANCE | 001.0422.050.008 | | | 564 00013 |
| DR VISIT/SUPPLIES 1/2020 | 3.12 | HEALTH INSURANCE | 061.0461.050.008 | | | 564 00013 |
| DR VISIT/SUPPLIES 1/2020 | 15.71 | HEALTH INSURANCE | 062.0462.050.008 | | | 564 00013 |
| DR VISIT/SUPPLIES 1/2020 | 11.72 | HEALTH INSURANCE | 063.0463.050.008 | | | 564 00013 |
| DR VISIT/SUPPLIES 1/2020 | 3.57 | HEALTH INSURANCE | 021.0424.050.008 | | | 564 00013 |
| DR VISIT/SUPPLIES 1/2020 | 0.82 | HEALTH INSURANCE | 029.0429.050.008 | | | 564 00013 |
| DR VISIT/SUPPLIES 1/2020 | 0.15 | HEALTH INSURANCE | 001.0406.050.008 | | | 564 00013 |
| DR VISIT/SUPPLIES 1/2020 | 0.18 | HEALTH INSURANCE | 060.0460.050.008 | | | 564 00013 |
| DR VISIT/SUPPLIES 1/2020 | 0.01 | HEALTH INSURANCE | 072.0472.050.008 | | | 564 00013 |
| DR VISIT/SUPPLIES 1/2020 | 0.01 | HEALTH INSURANCE | 086.0486.050.008 | | | 564 00013 |
| DR VISIT/SUPPLIES 1/2020 | 0.52 | HEALTH INSURANCE | 001.0402.050.008 | | | 564 00013 |
| SERVICES 01/2020 | 101.74 | HEALTH INSURANCE | 001.0411.050.008 | | | 564 00014 |
| SERVICES 01/2020 | 4.64 | HEALTH INSURANCE | 001.0403.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 6.75 | HEALTH INSURANCE | 001.0404.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 2.70 | HEALTH INSURANCE | 001.0405.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 6.83 | HEALTH INSURANCE | 001.0415.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 1.89 | HEALTH INSURANCE | 001.0416.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 15.94 | HEALTH INSURANCE | 001.0418.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 4.51 | HEALTH INSURANCE | 001.0421.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 3.92 | HEALTH INSURANCE | 001.0422.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 15.97 | HEALTH INSURANCE | 061.0461.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 80.31 | HEALTH INSURANCE | 062.0462.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 59.93 | HEALTH INSURANCE | 063.0463.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 18.29 | HEALTH INSURANCE | 021.0424.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 4.21 | HEALTH INSURANCE | 029.0429.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 0.77 | HEALTH INSURANCE | 001.0406.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 0.93 | HEALTH INSURANCE | 060.0460.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 0.09 | HEALTH INSURANCE | 072.0472.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 0.09 | HEALTH INSURANCE | 086.0486.050.008 | | | 564 00015 |
| SERVICES 01/2020 | 2.29 | HEALTH INSURANCE | 001.0402.050.008 | | | 564 00015 |
| DR VISIT 01/2020 | 0.10 | HEALTH INSURANCE | 001.0403.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 0.14 | HEALTH INSURANCE | 001.0404.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 0.05 | HEALTH INSURANCE | 001.0405.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 0.14 | HEALTH INSURANCE | 001.0415.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 0.04 | HEALTH INSURANCE | 001.0416.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 0.34 | HEALTH INSURANCE | 001.0418.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 0.09 | HEALTH INSURANCE | 001.0421.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 0.08 | HEALTH INSURANCE | 001.0422.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 0.34 | HEALTH INSURANCE | 061.0461.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 1.74 | HEALTH INSURANCE | 062.0462.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 1.30 | HEALTH INSURANCE | 063.0463.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 0.39 | HEALTH INSURANCE | 021.0424.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 0.09 | HEALTH INSURANCE | 029.0429.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 0.01 | HEALTH INSURANCE | 001.0406.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 0.02 | HEALTH INSURANCE | 060.0460.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | | HEALTH INSURANCE | 072.0472.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | | HEALTH INSURANCE | 086.0486.050.008 | | | 564 00016 |
| DR VISIT 01/2020 | 0.13 | HEALTH INSURANCE | 001.0402.050.008 | | | 564 00016 |
| | 869.78 | *VENDOR TOTAL | | | | |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P | ID | LINE |
|---|-----------|--------------------------|------------------|-------|--------------|-----|-----|-----|-------|
| LEAGUE OF CALIF CITIES MEMBERSHIP DUES 01/2020 | 98.83 | MEMBERSHIPS & SUBSCRIPTI | 001.0401.060.038 | | 7857 | | | 562 | 00082 |
| LEHIGH HANSON SUPPLIES 01/2020 | 5,684.47 | CONTRACTURAL SERVICES | 001.0406.060.028 | | 483901 | | | 562 | 00096 |
| LOS ANGELES RADIOLOGY SERVICES 01/2020 | 5.30 | HEALTH INSURANCE | 001.0411.050.008 | | | | | 564 | 00009 |
| NUTRIEN AG SOLUTIONS SUPPLIES 01/2020 | 3,465.61 | ORCHARD EXPENSES | 062.0462.060.046 | | 40970673 | | | 562 | 00108 |
| OFFICE DEPOT | | | | | | | | | |
| BNDR/PAPER 01/2020 | 45.48 | OFFICE SUPPLIES | 001.0410.060.023 | | 410270916001 | | | 562 | 00185 |
| PAPER 01/2020 | 12.82 | OFFICE SUPPLIES | 001.0410.060.023 | | 410273025001 | | | 562 | 00186 |
| PLANNER/BATTERY 01/2020 | 47.51 | OFFICE SUPPLIES | 001.0410.060.023 | | 412962097001 | | | 562 | 00183 |
| CORD 01/2020 | 6.51 | OFFICE SUPPLIES | 001.0410.060.023 | | 412962237001 | | | 562 | 00184 |
| WHITEOUT/BINDERS 01/20 | 50.71 | OFFICE SUPPLIES | 001.0410.060.023 | | 415730779001 | | | 562 | 00181 |
| 12 PK NOTEBOOKS 01/20 | 58.69 | OFFICE SUPPLIES | 001.0410.060.023 | | 415730925001 | | | 562 | 00180 |
| BATTERY/PAPER 01/20 | 57.03 | OFFICE SUPPLIES | 001.0410.060.023 | | 417884204001 | | | 562 | 00182 |
| LETTER OPENER 01/2020 | 5.65 | OFFICE SUPPLIES | 001.0410.060.023 | | 419411019001 | | | 562 | 00187 |
| BANKER CLASP 01/2020 | 17.79 | OFFICE SUPPLIES | 001.0411.060.023 | | 419411019001 | | | 562 | 00188 |
| CITY HALL SUPPLIS 01/20 | 32.37 | OFFICE SUPPLIES | 001.0410.060.023 | | 419412220001 | | | 562 | 00189 |
| PD SUPPLIES 01/2020 | 201.88 | OFFICE SUPPLIES | 001.0411.060.023 | | 419412220001 | | | 562 | 00190 |
| ANTIMICROBIAL MTS 01/20 | 48.93 | OFFICE SUPPLIES | 001.0410.060.023 | | 419412221001 | | | 562 | 00214 |
| | 585.37 | *VENDOR TOTAL | | | | | | | |
| OVIVO USA LLC MEMBRN RPLCMNT KIT 1/20 | 25,957.54 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 8477739 | | | 562 | 00095 |
| PAPE MACHINERY GAS OPERATE/FREIGHT 1/20 | 120.00 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 11814412 | | | 562 | 00099 |
| PENA/HORACIO BOOT REIMBURSEMNT 01/20 | 150.00 | UNIFORM ALLOWANCE | 062.0462.050.011 | | JAN 2020 | | | 562 | 00050 |
| PORTERVILLE/ CITY OF ANIMAL CONTROL 01/2020 | 270.00 | CONTRACTURAL SERVICES | 001.0411.060.028 | | 201912273040 | | | 562 | 00197 |
| PRECISION REHAB & OROTHO | | | | | | | | | |
| PHYSICAL THERAPY 01/2020 | 0.45 | HEALTH INSURANCE | 001.0403.050.008 | | | | | 564 | 00006 |
| PHYSICAL THERAPY 01/2020 | 0.66 | HEALTH INSURANCE | 001.0404.050.008 | | | | | 564 | 00006 |
| PHYSICAL THERAPY 01/2020 | 0.26 | HEALTH INSURANCE | 001.0405.050.008 | | | | | 564 | 00006 |
| PHYSICAL THERAPY 01/2020 | 0.66 | HEALTH INSURANCE | 001.0415.050.008 | | | | | 564 | 00006 |
| PHYSICAL THERAPY 01/2020 | 0.18 | HEALTH INSURANCE | 001.0416.050.008 | | | | | 564 | 00006 |
| PHYSICAL THERAPY 01/2020 | 1.55 | HEALTH INSURANCE | 001.0418.050.008 | | | | | 564 | 00006 |
| PHYSICAL THERAPY 01/2020 | 0.44 | HEALTH INSURANCE | 001.0421.050.008 | | | | | 564 | 00006 |
| PHYSICAL THERAPY 01/2020 | 0.38 | HEALTH INSURANCE | 001.0422.050.008 | | | | | 564 | 00006 |
| PHYSICAL THERAPY 01/2020 | 1.56 | HEALTH INSURANCE | 061.0461.050.008 | | | | | 564 | 00006 |
| PHYSICAL THERAPY 01/2020 | 7.85 | HEALTH INSURANCE | 062.0462.050.008 | | | | | 564 | 00006 |
| PHYSICAL THERAPY 01/2020 | 5.86 | HEALTH INSURANCE | 063.0463.050.008 | | | | | 564 | 00006 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|--|----------|--------------------------|------------------|-------|----------|-----|-------------|
| PRECISION REHAB & OROTHO | | | | | | | |
| PHYSICAL THERAPY 01/2020 | 1.78 | HEALTH INSURANCE | 021.0424.050.008 | | | | 564 00006 |
| PHYSICAL THERAPY 01/2020 | 0.41 | HEALTH INSURANCE | 029.0429.050.008 | | | | 564 00006 |
| PHYSICAL THERAPY 01/2020 | 0.07 | HEALTH INSURANCE | 001.0406.050.008 | | | | 564 00006 |
| PHYSICAL THERAPY 01/2020 | 0.09 | HEALTH INSURANCE | 060.0460.050.008 | | | | 564 00006 |
| PHYSICAL THERAPY 01/2020 | | HEALTH INSURANCE | 072.0472.050.008 | | | | 564 00006 |
| PHYSICAL THERAPY 01/2020 | | HEALTH INSURANCE | 086.0486.050.008 | | | | 564 00006 |
| PHYSICAL THERAPY 01/2020 | 0.30 | HEALTH INSURANCE | 001.0402.050.008 | | | | 564 00006 |
| | 22.50 | *VENDOR TOTAL | | | | | |
| PRO FORCE LAW ENFORCEMEN ALS HLST BLK STX 1/20 | 254.55 | CONTRACTURAL SERVICES | 001.0411.060.028 | | 395577 | | 562 00002 |
| SAN JOAQUIN VALLEY AIR D PERMIT TO OPERATE 1/20 | 290.00 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | S148909 | | 562 00114 |
| SANTA FE AGGREGATES, INC | | | | | | | |
| CONCRETE SAND 01/2020 | 589.80 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 2026845 | | 562 00104 |
| CONCRETE SAND 01/2020 | 442.15 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 2026899 | | 562 00105 |
| CONCRETE SAND 01/2020 | 442.14 | SPECIAL DEPARTMENT EXPEN | 063.0463.060.029 | | 2026899 | | 562 00106 |
| CONCRETE SAND 01/20 | 258.15 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 2026960 | | 562 00100 |
| | 1,732.24 | *VENDOR TOTAL | | | | | |
| SCI CONSULTING GROUP CANNABIS RLTD CNSLT 1/20 | 5,031.26 | REGULATORY FEES | 001.0306.000.069 | | C8882 | | 562 00175 |
| SOUTHERN CALIF EDISON CO | | | | | | | |
| COMMUNITY CENTER 01/2020 | 757.71 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | | | 562 00031 |
| PLAZA 01/2020 | 120.28 | UTILITIES | 001.0422.060.021 | | | | 562 00032 |
| ORCHARD 01/20 | 10.91 | ORCHARD EXPENSES | 062.0462.060.046 | | | | 562 00051 |
| WELL #13 01/2020 | 2,899.16 | UTILITIES | 063.0463.060.021 | | | | 562 00055 |
| 320 E. ANTELOPE 01/2020 | 56.62 | UTILITIES | 004.0414.060.021 | | | | 562 00063 |
| MNZANILLO LFT STN 1/20 | 10.69 | SPECIAL DEPARTMENT EXPEN | 063.0463.060.029 | | | | 562 00083 |
| ORCHARD 01/20 | 10.21 | ORCHARD EXPENSES | 001.0421.060.046 | | | | 562 00084 |
| ORCHARD 01/20 | 10.21 | ORCHARD EXPENSES | 001.0421.060.046 | | | | 562 00085 |
| | 3,875.79 | *VENDOR TOTAL | | | | | |
| STANTEC CONSULTING SERVI ON CALL RPRTING 01/20 | 105.50 | CONTRACTURAL SERVICES | 062.0462.060.028 | | 1605854 | | 562 00112 |
| TEAMSTERS LOCAL UNION NO WPD UNION DUES 01/20 | 264.00 | POLICE ASS'N DUES WITHHE | 001.0000.200.030 | | JAN 2020 | | 562 00025 |
| TF TIRE & SERVICE | | | | | | | |
| SERVICES 01/2020 | 461.64 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 208877 | | 562 00087 |
| SERVICES 01/2020 | 461.63 | SPECIAL DEPARTMENT EXPEN | 063.0463.060.029 | | 208877 | | 562 00088 |
| | 923.27 | *VENDOR TOTAL | | | | | |
| UCSD MEDICAL GROUP SERVICES 01/2020 | 3,011.87 | HEALTH INSURANCE | 001.0411.050.008 | | | | 564 00010 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|--|----------|--------------------------|------------------|-------|---------------|-----|-------------|
| ULINE CLEANING SUPPLIES 1/20 | 803.33 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | 115262536 | | 562 00098 |
| UNITED RENTALS NORTHWES SERVICES 01/2020 | 1,632.05 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | 177274982-001 | | 562 00113 |
| UNRUH ENGINEERING RFND WTR MTR USE 01/2020 | 750.00 | UTILITY DEPOSITS | 001.0000.200.034 | | | | 562 00174 |
| VERIZON WIRELESS PD CELL PHONES 01/2020 | 587.93 | TELEPHONE | 001.0411.060.020 | | | | 562 00017 |
| CITY CELL PHONES 01/20 | 13.19 | TELEPHONE | 001.0403.060.020 | | | | 562 00018 |
| CITY CELL PHONES 01/20 | 13.13 | TELEPHONE | 001.0404.060.020 | | | | 562 00018 |
| CITY CELL PHONES 01/20 | 8.75 | TELEPHONE | 001.0405.060.020 | | | | 562 00018 |
| CITY CELL PHONES 01/20 | 26.27 | TELEPHONE | 001.0415.060.020 | | | | 562 00018 |
| CITY CELL PHONES 01/20 | 4.37 | TELEPHONE | 001.0416.060.020 | | | | 562 00018 |
| CITY CELL PHONES 01/20 | 8.75 | TELEPHONE | 001.0418.060.020 | | | | 562 00018 |
| CITY CELL PHONES 01/20 | 21.89 | TELEPHONE | 001.0421.060.020 | | | | 562 00018 |
| CITY CELL PHONES 01/20 | 13.13 | TELEPHONE | 001.0422.060.020 | | | | 562 00018 |
| CITY CELL PHONES 01/20 | 26.27 | TELEPHONE | 061.0461.060.020 | | | | 562 00018 |
| CITY CELL PHONES 01/20 | 70.05 | TELEPHONE | 021.0424.060.020 | | | | 562 00018 |
| CITY CELL PHONES 01/20 | 116.03 | TELEPHONE | 062.0462.060.020 | | | | 562 00018 |
| CITY CELL PHONES 01/20 | 116.03 | TELEPHONE | 063.0463.060.020 | | | | 562 00018 |
| | 1,025.79 | *VENDOR TOTAL | | | | | |
| VILLALPANDO/ALEXANDRA CC CLEAN DEP RFND 01/20 | 100.00 | DEPOSITS FORM OTHERS | 001.0000.200.035 | | 19-097 | | 562 00173 |
| VISALIA FAMILY PRACTICE SERVICES 01/2020 | 0.26 | HEALTH INSURANCE | 001.0403.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 0.38 | HEALTH INSURANCE | 001.0404.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 0.15 | HEALTH INSURANCE | 001.0405.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 0.38 | HEALTH INSURANCE | 001.0415.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 0.10 | HEALTH INSURANCE | 001.0416.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 0.90 | HEALTH INSURANCE | 001.0418.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 0.25 | HEALTH INSURANCE | 001.0421.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 0.22 | HEALTH INSURANCE | 001.0422.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 0.90 | HEALTH INSURANCE | 061.0461.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 4.55 | HEALTH INSURANCE | 062.0462.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 3.39 | HEALTH INSURANCE | 063.0463.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 1.03 | HEALTH INSURANCE | 021.0424.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 0.23 | HEALTH INSURANCE | 029.0429.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 0.04 | HEALTH INSURANCE | 001.0406.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 0.05 | HEALTH INSURANCE | 060.0460.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | | HEALTH INSURANCE | 072.0472.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | | HEALTH INSURANCE | 086.0486.050.008 | | | | 564 00011 |
| SERVICES 01/2020 | 0.22 | HEALTH INSURANCE | 001.0402.050.008 | | | | 564 00011 |
| | 13.05 | *VENDOR TOTAL | | | | | |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID | LINE |
|----------------------------|--------|--------------------------|------------------|-------|---------|-----|--------|-------|
| WOODLAKE HARDWARE CO | | | | | | | | |
| SUPPLIES 01/2020 | 17.92 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | A73016 | | 562 | 00151 |
| SUPPLIES 01/2020 | 97.54 | SPECIAL DEPARTMENT EXPEN | 041.0441.060.029 | | A96605 | | 562 | 00122 |
| TORC BLADE 01/20 | 23.91 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | A96606 | | 562 | 00123 |
| STAPLE PACK 01/2020 | 3.03 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A96620 | | 562 | 00119 |
| SUPPLIES 01/20 | 17.11 | SPECIAL DEPARTMENT EXPEN | 041.0441.060.029 | | A96621 | | 562 | 00124 |
| BEND BLL 01/2020 | 5.43 | SPECIAL DEPARTMENT EXPEN | 041.0441.060.029 | | A96630 | | 562 | 00120 |
| FIP ADAPTER 01/20 | 0.87 | SPECIAL DEPARTMENT EXPEN | 041.0441.060.029 | | A96641 | | 562 | 00121 |
| SUPPLIES 01/2020 | 18.03 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | A96780 | | 562 | 00129 |
| STATION MAINT. 01/20 | 14.12 | FIRE STATION MAINTENANC | 004.0414.060.034 | | A96783 | | 562 | 00006 |
| MORTAR MIX 01/2020 | 20.96 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | A96787 | | 562 | 00128 |
| ADULT DOG CHOW 01/2020 | 27.18 | SPECIAL DEPARTMENT EXPEN | 001.0411.060.029 | | A96808 | | 562 | 00130 |
| STATION MAINT. 01/20 | 1.04 | FIRE STATION MAINTENANC | 004.0414.060.034 | | A96810 | | 562 | 00008 |
| CONCRETE STAKE 01/20 | 58.41 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A96956 | | 562 | 00193 |
| SUPPLIES 01/2020 | 1.84 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A97019 | | 562 | 00160 |
| SUPPLIES 01/2020 | 125.97 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A97054 | | 562 | 00133 |
| SUPPLIES 01/2020 | 7.92 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A97064 | | 562 | 00132 |
| STATION MAINT. 01/20 | 5.85 | FIRE STATION MAINTENANC | 004.0414.060.034 | | A97093 | | 562 | 00009 |
| SUPPLIES 01/2020 | 158.23 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A97109 | | 562 | 00195 |
| SUPPLIES 01/2020 | 60.85 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A97135 | | 562 | 00134 |
| NUTS/BOLTS 01/2020 | 5.54 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | A97159 | | 562 | 00135 |
| DECORATING CLIPS 01/2020 | 28.23 | SPECIAL DEPARTMENT EXPEN | 001.0409.060.029 | | A97219 | | 562 | 00137 |
| CORD EXTENSION 01/2020 | 65.23 | SPECIAL DEPARTMENT EXPEN | 001.0409.060.029 | | A97311 | | 562 | 00138 |
| SUPPLIES 01/2020 | 20.64 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A97378 | | 562 | 00139 |
| CBL TIE/TAPE/TRCH 01/20 | 17.90 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | A97453 | | 562 | 00143 |
| SUPPLIES CR RSTRM 01/20 | 29.23 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A97455 | | 562 | 00141 |
| COUPLING/PIPE 01/2020 | 9.66 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A97468 | | 562 | 00142 |
| KWIK SET LOCK 01/2020 | 4.33 | SPECIAL DEPARTMENT EXPEN | 029.0429.060.029 | | A97485 | | 562 | 00144 |
| STATION MAINT. 01/2020 | 2.00 | FIRE STATION MAINTENANC | 004.0414.060.034 | | A97627 | | 562 | 00011 |
| POLY TARP 01/2020 | 56.54 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A97732 | | 562 | 00148 |
| SHOP SUPPLIES 01/2020 | 60.37 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | A97745 | | 562 | 00149 |
| NUTS/BOLTS 01/2020 | 10.86 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | A97782 | | 562 | 00150 |
| SHOVEL/NUTS/BOLTS 1/20 | 72.18 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A97823 | | 562 | 00162 |
| SUPPLIES 01/2020 | 120.44 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | A98030 | | 562 | 00164 |
| STATION MAINT. 01/20 | 14.34 | FIRE STATION MAINTENANC | 004.0414.060.034 | | B72120 | | 562 | 00003 |
| STATION MAINT. 1/20 | 31.54 | FIRE STATION MAINTENANC | 004.0414.060.034 | | B72140 | | 562 | 00004 |
| TAPE/CABLE TIE 01/2020 | 15.20 | SPECIAL DEPARTMENT EXPEN | 001.0409.060.029 | | B72141 | | 562 | 00152 |
| CABLE TIE/ADAPTER 01/20 | 15.20 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | B72155 | | 562 | 00153 |
| BLCK CABLE TIE 01/2020 | 14.13 | SPECIAL DEPARTMENT EXPEN | 001.0409.060.029 | | B72158 | | 562 | 00154 |
| EXTENSION CORDS 01/2020 | 46.96 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | B72181 | | 562 | 00155 |
| BLK CABLE TIE 01/2020 | 14.13 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | B72186 | | 562 | 00156 |
| SUPPLIES 01/2020 | 45.07 | SPECIAL DEPARTMENT EXPEN | 001.0422.060.029 | | B72191 | | 562 | 00192 |
| CLEANERS 01/2020 | 12.80 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | B72194 | | 562 | 00157 |
| STATION MAINT. 01/20 | 9.22 | FIRE STATION MAINTENANC | 004.0414.060.034 | | B72226 | | 562 | 00005 |
| COUPLINGS 01/2020 | 177.68 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | B72244 | | 562 | 00131 |
| SUPPLIES 01/2020 | 45.63 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | B72251 | | 562 | 00125 |
| ELECTRIC TAPE 01/2020 | 11.51 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | B72252 | | 562 | 00126 |
| STATION MAINT. 01/20 | 26.62 | FIRE STATION MAINTENANC | 004.0414.060.034 | | B72272 | | 562 | 00007 |
| ANGLE GRINDER 01/2020 | 65.24 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | B72273 | | 562 | 00127 |

Schedule of Bills

| VENDOR NAME DESCRIPTION | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P ID LINE |
|----------------------------|----------|--------------------------|------------------|-------|---------|-----|-------------|
| WOODLAKE HARDWARE CO | | | | | | | |
| BLK CBLE TIE 01/20 | 14.13 | SPECIAL DEPARTMENT EXPEN | 001.0409.060.029 | | B72333 | | 562 00191 |
| SUPPLIES 01/2020 | 2.27 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | B72393 | | 562 00158 |
| SUPPLIES 01/2020 | 1.84 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | B72412 | | 562 00159 |
| SUPPLIES 01/2020 | 9.66 | SPECIAL DEPARTMENT EXPEN | 001.0418.060.029 | | B72444 | | 562 00194 |
| NUTS/BOLTS 01/2020 | 3.07 | SPECIAL DEPARTMENT EXPEN | 062.0462.060.029 | | B72547 | | 562 00136 |
| FROG TAPE 01/2020 | 19.55 | SPECIAL DEPARTMENT EXPEN | 001.0409.060.029 | | B72651 | | 562 00161 |
| SUPPLIES 01/2020 | 43.01 | SPECIAL DEPARTMENT EXPEN | 001.0406.060.029 | | B72706 | | 562 00140 |
| STATION MAINT. 01/2020 | 12.28 | FIRE STATION MAINTENANC | 004.0414.060.034 | | B72762 | | 562 00010 |
| ELBW/TAPE/BLK FLM 01/20 | 117.42 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | B72802 | | 562 00145 |
| CONDUIT 01/2020 | 73.86 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | B72827 | | 562 00146 |
| ELBOW 01/2020 | 5.85 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | B72943 | | 562 00147 |
| PAINT 01/2020 | 6.51 | SPECIAL DEPARTMENT EXPEN | 001.0421.060.029 | | B73156 | | 562 00163 |
| | 2,024.08 | *VENDOR TOTAL | | | | | |

ACS FINANCIAL SYSTEM
01/09/2020 12:18:59

Schedule of Bills

CITY OF WOODLAKE
GL540R-V08.12 PAGE 15

| VENDOR NAME | AMOUNT | ACCOUNT NAME | FUND & ACCOUNT | CLAIM | INVOICE | PO# | F/P | ID | LINE |
|----------------|------------|--------------|----------------|-------|---------|-----|-----|----|------|
| DESCRIPTION | | | | | | | | | |
| REPORT TOTALS: | 215,620.08 | | | | | | | | |

RECORDS PRINTED = 000499

Schedule of Bills

THE PRECEDING LIST OF BILLS PAYABLE WAS REVIEWED AND APPROVED FOR PAYMENT.

DATE APPROVED BY
.....
.....

City of Woodlake

AGENDA ITEM IV-C

January 13, 2020

Prepared by Ramon Lara, City Staff

SUBJECT:

Action: Adoption of Resolution: Approval of the November 2019 Monthly Report of Investments

BACKGROUND:

Pursuant to Section 3.24.050 of the Woodlake Municipal Code the Finance Department prepares a report listing all investments of the City of Woodlake. The City's temporary idle cash, those funds not immediately needed to pay current bills, is invested in accordance with the City's Investment Policy that was approved by Resolution No. 09-05 which was adopted on February 9, 2009.

DISCUSSION:

The first objective of the investment policy is to secure the safety of the invested funds. The second objective is to match the availability (liquidity) of the funds to the cash flow needs of the organization. The third objective, that is only considered after the first two objectives have been met, is yield, or the earnings rate.

RECOMMENDATIONS:

Staff recommends that Council approve the November 2019 Monthly Report of Investments as submitted.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approval of the November 2019 Monthly Report of Investments
2. November Monthly Report of Investments

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

APPROVAL OF THE NOVEMBER)
2019 MONTHLY REPORT OF)
INVESTMENTS)

Resolution No:

Councilmember _____, offered the following resolution and moved its adoption. Approve the City of Woodlake’s November 2019 Monthly Report of Investments.

WHEREAS, pursuant to Section 3.24.050 of the Woodlake Municipal Code, monthly, the Finance Department shall prepare a report listing of all investments of the City of Woodlake; and

WHEREAS, the City’s temporary idle cash, those funds not immediately needed to pay current bills, is invested in accordance with the City’s Investment Policy that was approved by Resolution No. 09-05.

NOW, THEREFORE, THE CITY OF WOODLAKE DOES RESOLVE to approve the City of Woodlake’s November 2019 Monthly Report of Investments.

The foregoing resolution was adopted upon a motion of Councilmember _____, and seconded by Councilmember _____, and carried by the following vote at the City Council meeting held on January 13, 2020.

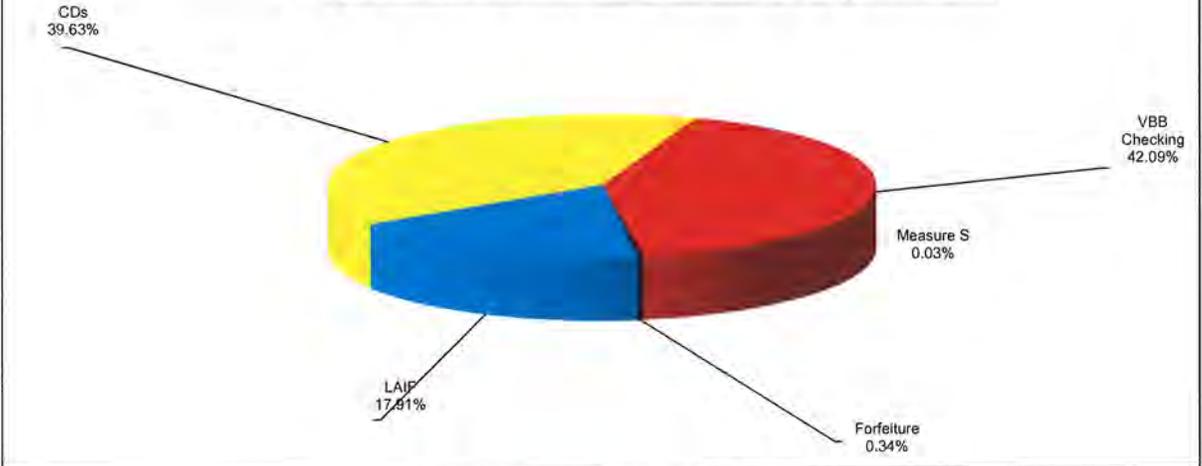
- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk

City of Woodlake - Investment Report

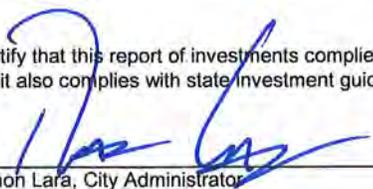


November 30, 2019

| <u>Investment Type</u> | <u>Principal</u> | <u>Percent of Portfolio</u> | <u>Yield to Maturity</u> | <u>Settlement Date</u> | <u>Maturity</u> |
|---|------------------|-----------------------------|--------------------------|------------------------|-----------------|
| Checking - Bank of the Sierra | \$3,032,912 | 42.1% | None | N/A | N/A |
| Checking - Asset Forfeiture | \$24,142 | 0.3% | 0.05% | N/A | Monthly |
| Measure S - cash | \$1,981 | 0.0% | None | N/A | N/A |
| LAIF | \$1,290,810 | 17.9% | 1.90% | N/A | Daily |
| MBS - miscellaneous Portfolio Holdings | \$0 | 0.0% | N/A | N/A | |
| Finance500 - Miscellaneous cash | \$2,821 | 0.0% | N/A | N/A | |
| State Bank India - 09/11/19 | \$99,944 | 1.4% | 3.15% | 09/11/14 | 09/11/19 |
| American Express Centurion - 10/21/20 | \$100,023 | 1.4% | 2.00% | 10/21/15 | 10/21/20 |
| Goldman Sachs - 01/27/21 | \$49,698 | 0.7% | 2.00% | 01/27/16 | 01/27/21 |
| Sussexbank Franklin - 01/28/21 | \$47,857 | 0.7% | 2.16% | 01/28/16 | 01/28/21 |
| Discover BK Greenwood - 06/21/21 | \$152,315 | 2.1% | 2.23% | 06/20/18 | 06/21/21 |
| Sallie Mae Bk Salt Lake City - 06/21/21 | \$152,315 | 2.1% | 2.15% | 12/20/18 | 06/21/21 |
| Synchrony BK Retail - 06/22/21 | \$152,318 | 2.1% | 1.84% | 06/22/18 | 06/22/21 |
| Citibank Natl Assn Sioux Falls - 10/26/21 | \$101,075 | 1.4% | 2.99% | 10/26/18 | 10/26/21 |
| First UTD BK & Trcompany Durant OK - 04/26/2. | \$100,283 | 1.4% | 2.99% | 04/26/19 | 04/26/24 |
| State BK India New York NY - 06/19/24 | \$100,157 | 1.4% | 2.99% | 06/19/19 | 06/19/24 |
| Discover BK Greenwood - 11/23/21 | \$98,474 | 1.4% | 2.06% | 11/23/16 | 11/23/21 |
| American Express Centurion - 04/19/22 | \$149,994 | 2.1% | 2.48% | 04/19/17 | 04/19/22 |
| Capital One - 06/14/22 | \$150,386 | 2.1% | 2.41% | 06/14/17 | 06/14/22 |
| Capital One - 06/14/22 | \$150,386 | 2.1% | 2.41% | 06/14/17 | 06/14/22 |
| Federal Natl Mtg - 10/09/19 | \$255,203 | 3.5% | 0.00% | 10/09/84 | 10/09/19 |
| BMW BK North Amer - 12/10/19 | \$99,374 | 1.4% | 3.10% | 12/10/14 | 12/10/19 |
| CIT BK Salt Lake City - 12/24/19 | \$250,093 | 3.5% | 0.00% | 12/24/14 | 12/24/19 |
| Synchrony BK Retail - 03/06/20 | \$250,170 | 3.5% | 2.15% | 03/06/15 | 03/06/20 |
| Comenity Cap - 06/01/21 | \$92,918 | 1.3% | 2.25% | 05/31/17 | 06/01/21 |
| Silvergate Bank - 10/24/24 | \$100,000 | 1.4% | 2.09% | 10/21/19 | 10/21/24 |
| Morgan Stanley BK - 02/07/24 | \$199,996 | 2.8% | 1.90% | 02/07/19 | 02/07/24 |

Total Portfolio \$7,205,643 100%

I certify that this report of investments complies with the City's adopted investment policy and that it also complies with state investment guidelines pursuant to Government Code Section 16481.2.


 Ramon Lara, City Administrator

12/10/19
 Date

City of Woodlake

AGENDA ITEM IV-D

January 13, 2020

Prepared by Ramon Lara, City Staff

SUBJECT:

Action: Adoption of Resolution: Approval of the December 2019 Monthly Report of Investments

BACKGROUND:

Pursuant to Section 3.24.050 of the Woodlake Municipal Code the Finance Department prepares a report listing all investments of the City of Woodlake. The City's temporary idle cash, those funds not immediately needed to pay current bills, is invested in accordance with the City's Investment Policy that was approved by Resolution No. 09-05 which was adopted on February 9, 2009.

DISCUSSION:

The first objective of the investment policy is to secure the safety of the invested funds. The second objective is to match the availability (liquidity) of the funds to the cash flow needs of the organization. The third objective, that is only considered after the first two objectives have been met, is yield, or the earnings rate.

RECOMMENDATIONS:

Staff recommends that Council approve the December 2019 Monthly Report of Investments as submitted.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approval of the December 2019 Monthly Report of Investments
2. December Monthly Report of Investments

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

APPROVAL OF THE DECEMBER) Resolution No:
2019 MONTHLY REPORT OF)
INVESTMENTS)

Councilmember _____, offered the following resolution and moved its adoption. Approve the City of Woodlake’s December 2019 Monthly Report of Investments.

WHEREAS, pursuant to Section 3.24.050 of the Woodlake Municipal Code, monthly, the Finance Department shall prepare a report listing of all investments of the City of Woodlake; and

WHEREAS, the City’s temporary idle cash, those funds not immediately needed to pay current bills, is invested in accordance with the City’s Investment Policy that was approved by Resolution No. 09-05.

NOW, THEREFORE, THE CITY OF WOODLAKE DOES RESOLVE to approve the City of Woodlake’s December 2019 Monthly Report of Investments.

The foregoing resolution was adopted upon a motion of Councilmember _____, and seconded by Councilmember _____, and carried by the following vote at the City Council meeting held on January 13, 2020.

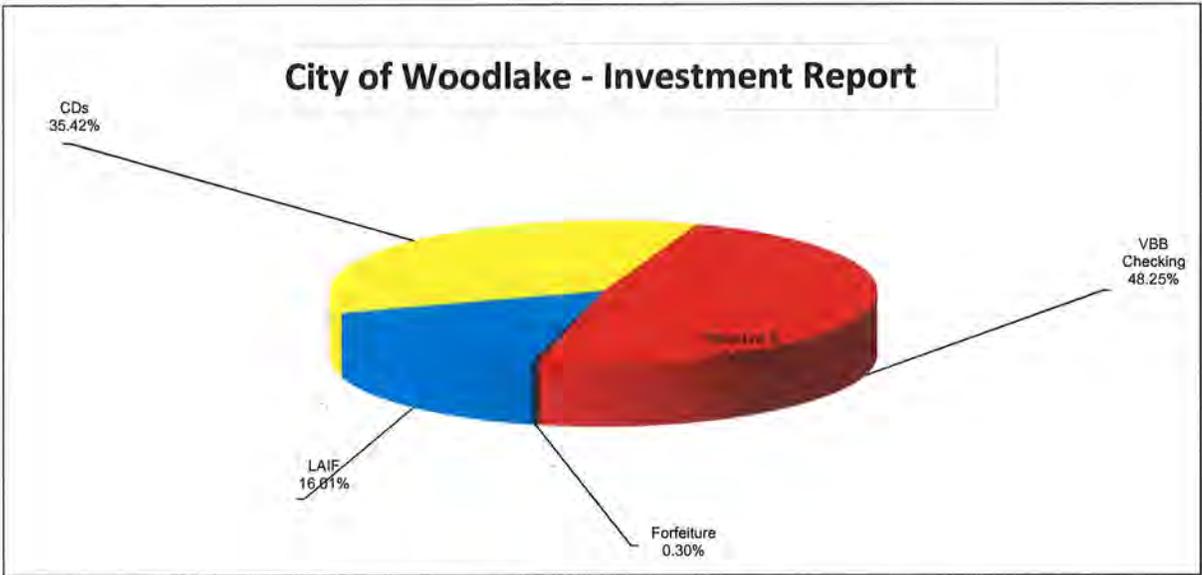
- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk

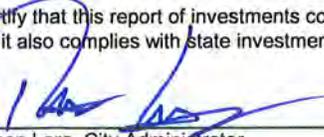
City of Woodlake - Investment Report



December 31, 2019

| <u>Investment Type</u> | <u>Principal</u> | <u>Percent of Portfolio</u> | <u>Yield to Maturity</u> | <u>Settlement Date</u> | <u>Maturity</u> |
|---|--------------------|-----------------------------|--------------------------|------------------------|-----------------|
| Checking - Bank of the Sierra | \$3,890,626 | 48.3% | None | N/A | N/A |
| Checking - Asset Forfeiture | \$24,143 | 0.3% | 0.05% | N/A | Monthly |
| Measure S - cash | \$1,981 | 0.0% | None | N/A | N/A |
| LAIF | \$1,290,810 | 16.0% | 1.90% | N/A | Daily |
| MBS - miscellaneous Portfolio Holdings | \$0 | 0.0% | N/A | N/A | |
| Finance500 - Miscellaneous cash | \$2,821 | 0.0% | N/A | N/A | |
| State Bank India - 09/11/19 | \$99,944 | 1.2% | 3.15% | 09/11/14 | 09/11/19 |
| American Express Centurion - 10/21/20 | \$100,023 | 1.2% | 2.00% | 10/21/15 | 10/21/20 |
| Goldman Sachs - 01/27/21 | \$49,698 | 0.6% | 2.00% | 01/27/16 | 01/27/21 |
| Sussexbank Franklin - 01/28/21 | \$47,857 | 0.6% | 2.16% | 01/28/16 | 01/28/21 |
| Discover BK Greenwood - 06/21/21 | \$152,315 | 1.9% | 2.23% | 06/20/18 | 06/21/21 |
| Sallie Mae Bk Salt Lake City - 06/21/21 | \$152,315 | 1.9% | 2.15% | 12/20/18 | 06/21/21 |
| Synchrony BK Retail - 06/22/21 | \$152,318 | 1.9% | 1.84% | 06/22/18 | 06/22/21 |
| Citibank Natl Assn Sioux Falls - 10/26/21 | \$101,075 | 1.3% | 2.99% | 10/26/18 | 10/26/21 |
| First UTD BK & Trcompany Durant OK - 04/26/21 | \$100,283 | 1.2% | 2.99% | 04/26/19 | 04/26/24 |
| State BK India New York NY - 06/19/24 | \$100,157 | 1.2% | 2.99% | 06/19/19 | 06/19/24 |
| Discover BK Greenwood - 11/23/21 | \$98,474 | 1.2% | 2.06% | 11/23/16 | 11/23/21 |
| American Express Centurion - 04/19/22 | \$149,994 | 1.9% | 2.48% | 04/19/17 | 04/19/22 |
| Capital One - 06/14/22 | \$150,386 | 1.9% | 2.41% | 06/14/17 | 06/14/22 |
| Capital One - 06/14/22 | \$150,386 | 1.9% | 2.41% | 06/14/17 | 06/14/22 |
| Federal Natl Mtg - 10/09/19 | \$255,203 | 3.2% | 0.00% | 10/09/84 | 10/09/19 |
| BMW BK North Amer - 12/10/19 | \$99,374 | 1.2% | 3.10% | 12/10/14 | 12/10/19 |
| CIT BK Salt Lake City - 12/24/19 | \$250,093 | 3.1% | 0.00% | 12/24/14 | 12/24/19 |
| Synchrony BK Retail - 03/06/20 | \$250,170 | 3.1% | 2.15% | 03/06/15 | 03/06/20 |
| Comenity Cap - 06/01/21 | \$92,918 | 1.2% | 2.25% | 05/31/17 | 06/01/21 |
| Silvergate Bank - 10/24/24 | \$100,000 | 1.2% | 2.09% | 10/21/19 | 10/21/24 |
| Morgan Stanley BK - 02/07/24 | \$199,996 | 2.5% | 1.90% | 02/07/19 | 02/07/24 |
| Total Portfolio | \$8,063,358 | 100% | | | |

I certify that this report of investments complies with the City's adopted investment policy and that it also complies with state investment guidelines pursuant to Government Code Section 16481.2.



 Ramon Lara, City Administrator

01/02/20

 Date

City of Woodlake

AGENDA ITEM IV-E

January 13, 2020

Prepared by Ramon Lara, City Staff

SUBJECT:

Action: Adoption of Resolution: Approval of the Agreement Between the County of Tulare and the City of Woodlake for Public Transportation Services for the Period of July 1, 2019 Through June 30, 2020

BACKGROUND:

The City of Woodlake currently provides transit services for a service area that is outside the City limits. The County of Tulare adequately reimburses the City of Woodlake for those services with State Transit Assistance Funds and/or Local Transportation Funds. These funds are transferred from the County's apportionment to the City's.

DISCUSSION:

For Fiscal Year 2019/2020 the County has agreed to reimburse the City in the amount of \$11,378.00 for providing public transportation services in the service area outside of City limits. The reimbursable amount was developed by City staff in conjunction with County staff based on the costs incurred to deliver the services.

RECOMMENDATIONS:

Staff recommends that Council approve the agreement between the County of Tulare and the City of Woodlake. The agreement would provide adequate reimbursement to the City of Woodlake for the services being provided.

FISCAL IMPACT:

There is no fiscal impact to the City of Woodlake. The City will be fully reimbursed for the services being provided.

ATTACHMENTS:

1. Resolution: Approval of the Agreement Between the County of Tulare and the City of Woodlake for Public Transportation Services for the Period of July 1, 2019 Through June 30, 2020
2. Draft Agreement Between the County of Tulare and the City of Woodlake

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

APPROVAL OF THE AGREEMENT BETWEEN) Resolution No.
THE COUNTY OF TULARE AND THE CITY OF)
WOODLAKE FOR PUBLIC TRANSPORTATION)
SERVICES)

Councilmember _____, offered the following resolution and moved its adoption. Approve the agreement between the County of Tulare and the City of Woodlake for public transportation services for the period of July 1, 2019 through June 30, 2020.

WHEREAS, the City of Woodlake currently provides transit services for a service area that is outside the City limits; and

WHEREAS, the County of Tulare adequately reimburses the City of Woodlake for those services with State Transit Assistance Funds and/or Local Transportation Funds. These funds are transferred from the County's apportionment to the City's; and

WHEREAS, for Fiscal Year 2019/2020 the County has agreed to reimburse the City in the amount of \$11,378.00 for providing public transportation services in the service area outside of City limits.

NOW, THEREFORE, THE CITY OF WOODLAKE DOES RESOLVE to approve the agreement between the County of Tulare and the City of Woodlake for public transportation services for the period of July 1, 2019 through June 30, 2020.

The foregoing resolution was adopted upon a motion of Councilmember _____, and seconded by Councilmember _____, and carried by the following vote at the City Council meeting held on January 13, 2020.

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk

1 **2019/2020 TRANSIT AGREEMENT BETWEEN THE COUNTY OF**
2 **TULARE AND THE CITY OF WOODLAKE**

3 THIS AGREEMENT, is entered into as of this ____ day of _____, 2019, by
4 and between the COUNTY OF TULARE, hereinafter referred to as the “County”, and the CITY
5 OF WOODLAKE, hereinafter called the “City”.

6 **W I T N E S S E T H:**

7 WHEREAS, the County and the City desire to coordinate their respective public
8 transportation systems in the Woodlake area; and

9 WHEREAS, there are and will continue to be citizens of the County who can reasonably be
10 served by the City's dial-a-ride transit system and there are and will continue to be citizens of the
11 City who can reasonably be served by the County's Transit System; and

12 WHEREAS, the County and City recognize the goals of providing a transportation system
13 to the general public at a reasonable fare and that of providing coordinated public transportation
14 service within the Woodlake area; and

15 WHEREAS, the County and the City desire to provide for the Joint Exercise of Powers for
16 the purpose of providing and maintaining public transportation systems in the Woodlake area.

17 NOW, THEREFORE, the County and City mutually agree as follows:

18 1. **Scope of Work.** The County and City shall each control, manage and operate a
19 separate transit system. City and County shall furnish each other thirty (30) days prior
20 written notice of any and all service level and fare level changes.

21 (a) **County.** The County shall provide transit service to those residents of the
22 City desiring to use the regularly scheduled service of the County Transit System.
23 The County shall establish a series of bus stop locations within the City, which will
24 interface with the City bus stop locations and facilitate system transfers. The County
25 stops shall be established at locations acceptable to the City. Such locations shall be
26 proposed on behalf of the County by the Director of Transportation and shall be
27 approved on behalf of the City by the City Manager.

28 (b) **City.** The City shall provide transit service to County residents desiring
29 transit service within the service area as set forth in Exhibit “A” which is attached
30 hereto and made a part hereof by this reference. The service area may be modified
31 only by mutual agreement of the City Manager and the Director of Transportation.

32 2. **Management-County.** The County shall manage the County Transit System in
33 an appropriate manner, insuring cost effective operations, including marketing the system
34 in a professional manner and collecting fares from riders on the County Transit System.

1 3. **Management-City.** The City shall manage the City Transit System in an
2 appropriate manner, insuring cost effective operations, including marketing the system in a
3 professional manner and collecting fares from riders on the City Transit System.

4 4. **Compensation.** The County shall compensate the City for County trips in the
5 herein agreed upon service area by paying to the City for the period July 1, 2019 through
6 June 30, 2020 the sum of \$11,378.00 This represents the County's share of the net operating
7 cost of the transit service. Compensation is based upon the prorated share of the City's and
8 County's previous year ridership on the City's dial-a-ride transit system.

9 5. **Authorization of Payment.** The County by this Agreement authorizes the Tulare
10 County Association of Governments to transfer \$11,378.00 of State Transit Assistance
11 Funds, and/or Local Transportation Funds from the County's 2019/20 Apportionment to the
12 City of Woodlake's Apportionment. The County further authorizes the City to claim said
13 \$11,378.00 as full payment for the County's share of the transit system's net operating cost
14 and compensation for common pass/token usage during the period of July 1, 2019 through
15 June 30, 2020. In case of termination of this Agreement prior to June 30, 2020, the County
16 agrees to compensate the City only for a proportional amount of the sum of \$11,378.00
17 based upon the number of days the services were actually provided by the City, and the
18 value of tokens and passes honored during that period. In the event of any overpayment or
19 underpayment by the County to the City, the City agrees to reimburse the County, and the
20 County agrees to reimburse the City, within thirty (30) days of written demand by the
21 County or the City.

22 6. **Drivers.** The parties shall require that all transit drivers meet all licensing
23 requirements of the State of California.

24 7. **Indemnification-City.** City shall hold harmless, defend and indemnify County,
25 its agents, officers and employees from and against any liability, claims, actions, costs,
26 damages or losses of any kind, including death or injury to any person and/or damage to
27 property, arising out of the activities of City or its agents, officers and employees under this
28 Agreement. This indemnification specifically includes any claims that may be made
29 against County by any taxing authority asserting that an employer-employee relationship
30 exists by reason of this Agreement, and any claims made against County alleging civil
31 rights violations by City under Government Code section 12920 et seq. (California Fair
32 Employment and Housing Act). This indemnification obligation shall continue beyond the
33 term of this Agreement as to any acts or omissions occurring under this Agreement or any
34 extension of this Agreement.

35 8. **Indemnification-County.** County shall hold harmless, defend and indemnify
36 City, its agents, officers and employees from and against any liability, claims, actions,

1 costs, damages or losses of any kind, including death or injury to any person and/or damage
2 to property, arising out of the activities of County or its agents, officers and employees
3 under this Agreement. This indemnification specifically includes any claims that may be
4 made against County by any taxing authority asserting that an employer-employee
5 relationship exists by reason of this Agreement, and any claims made against County
6 alleging civil rights violations by City under Government Code section 12920 et seq.
7 (California Fair Employment and Housing Act). This indemnification obligation shall
8 continue beyond the term of this Agreement as to any acts or omissions occurring under
9 this Agreement or any extension of this Agreement.

10 **9. Insurance-Liability.** The City and the County shall each provide comprehensive
11 general public liability and comprehensive automotive liability insurance with single limit
12 coverage of not less than \$5,000,000 or equivalent self-insurance covering their activities
13 under this Agreement. Prior to commencing operations, each party shall file with the Clerk
14 of the other party certificates of insurance evidencing the coverage required herein and
15 naming the other party, its officers, agents and employees as additional insureds. Such
16 certificates shall state that the named additional insureds are not responsible for the
17 payment of any premium or assessment and shall provide that in the event of a cancellation
18 or material change of policy, the insurer shall give the named additional insureds no less
19 than thirty (30) days advance written notice of such cancellation or change. Upon request,
20 each party shall provide the other with a complete copy of the insurance policy or policies
21 or evidence and terms of self-insurance as required herein.

22 The parties agree, during the term of the Agreement, to maintain at their own expense
23 (or require of their independent contractors) all necessary insurance for their respective
24 officers, employees, and agents, including but not limited to workers' compensation,
25 disability and unemployment insurance in accordance with state statutory requirements and
26 to provide certificates of such insurance or other evidence of compliance to the other party
27 upon request. The insurance, and evidence thereof, required by this Agreement may be
28 provided either directly by the parties or, if a party contracts with an independent
29 contractor/operator to provide the services required by this Agreement, by the operator of
30 that party's system as deemed appropriate by such party.

31 **10. Term of Agreement.** This Agreement shall become effective July 1, 2019 and
32 shall continue in full force and effect until June 30, 2020 unless terminated earlier, as
33 herein provided.

34 **11. Termination.** The right to terminate this Agreement under this provision may be
35 exercised without prejudice to any other right or remedy to which the terminating party may
36 be entitled at law or under this Agreement.

1 (a) Without Cause. Either party shall have the right to terminate this
2 Agreement without cause by giving the other party SIXTY (60) days prior written
3 notice of its intention to terminate pursuant to this provision, specifying the date of
4 termination.

5 (b) With Cause. This Agreement may be terminated by either party should the
6 other party:

- 7 (i) be adjudged a bankrupt, or
- 8 (ii) become insolvent or have a receiver appointed, or
- 9 (iii) make a general assignment for the benefit of creditors, or
- 10 (iv) suffer any judgment which remains unsatisfied for 30 days, and which
11 would substantively impair the ability of the judgment debtor to perform under
12 this Agreement, or
- 13 (v) materially breach this Agreement.

14 For any of the occurrences except item (v), termination may be effected upon
15 written notice by the terminating party specifying the date of the termination. Upon a
16 material breach, the Agreement may be terminated following the failure of the
17 defaulting party to remedy the breach to the satisfaction of the non-defaulting party
18 within FIVE (5) days of written notice specifying the breach. If the breach is not
19 remedied within that FIVE (5) day period, the non-defaulting party may terminate the
20 Agreement on further written notice specifying the date of termination.

21 If the nature of the breach is such that it cannot be cured within a FIVE (5) day
22 period, the defaulting party may, submit a written proposal within that period which
23 sets forth a specific means to resolve the default. If the non-defaulting party consents
24 to that proposal in writing, which consent shall not be unreasonably withheld, the
25 defaulting party shall immediately embark on its plan to cure. If the default is not
26 cured within the time agreed, the non-defaulting party may terminate upon written
27 notice specifying the date of termination.

28 (c) Effects of Termination. Termination of this Agreement shall not terminate
29 any obligations to indemnify, to maintain and make available any records pertaining
30 to the Agreement, to cooperate with any audit, to be subject to offset, or to make any
31 reports of pre-termination contract activities.

32 **12. Notices.** Any notices to be given shall be written and served either by personal
33 delivery or by first class mail, postage prepaid and addressed as follows:

34 County: Director of Transportation
35 Resource Management Agency
36 5961 S. Mooney Blvd.

1 Visalia, CA 93277

2
3 City: City Administrator
4 City of Woodlake
5 350 North Valencia
6 Woodlake, CA 93286

7 13. **Integration.** This Agreement constitutes the sole and only Agreement between
8 the parties hereto as to the services to be provided hereunder. Any prior agreements,
9 promises, negotiations or representations as to such services not expressly referred to herein
10 are of no force and effect.

11 14. **Modification.** Except as otherwise specifically provided herein, this Agreement
12 shall be modified or amended only with the prior written consent of the parties.

13 15. **Records.** Each party agrees to maintain all books, records, documents, and other
14 evidence pertaining to this Agreement, any disputes surrounding the subject matter of this
15 Agreement, and any other related circumstances in accordance with generally accepted
16 accounting principles and practices. Each party shall allow the other party's agents or
17 representatives access to such records for inspection, audit, and copying during normal
18 business hours. Each party shall provide further facilities for such access and inspection.

19 16. **Surveys.** Either the City or the County may conduct periodic ridership surveys.
20 Said surveys shall not interfere with the operation of the system.

21 17. **Legal Operation.** City and County each shall carry out its obligations under this
22 Agreement in full compliance with all applicable federal, state and local laws, ordinances,
23 rules and regulations.

24 18. **Construction.** This Agreement reflects the contributions of both parties and
25 accordingly the provisions of Civil Code section 1654 shall not apply to address and
26 interpret any uncertainty.

27 19. **Governing Law.** This Agreement shall be interpreted and governed under the
28 laws of the State of California without reference to California conflicts of law principles.
29 Any litigation arising out of this Agreement shall be brought in Tulare County, California.
30 City waives the removal provisions of California Code of Civil Procedure Section 394.

31 20. **Conflict with Laws or Regulations/Severability.** This Agreement is subject to
32 all applicable laws and regulations. If any provision of this Agreement is found by any
33 court or other legal authority, or is agreed by the parties, to be in conflict with any code or
34 regulation governing its subject, the conflicting provision shall be considered null and void.
35 The remainder of the Agreement shall continue in full force and effect.

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21. **Headings.** Section headings are provided for organizational purposes only and do not in any manner affect the scope, meaning or intent of the provisions under the headings.

22. **No Third Party Beneficiaries.** Unless specifically set forth, the parties to this Agreement do not intend to provide any other party with any benefit or enforceable legal or equitable right or remedy.

23. **Waivers.** The failure of either party to insist on strict compliance with any provision of this Agreement shall not be considered a waiver of any right to do so, whether for that breach or any subsequent breach. The acceptance by either party of either performance or payment shall not be considered to be a waiver of any preceding breach of the Agreement by the other party.

24. **Exhibits and Recitals.** The Recitals and the Exhibits to this Agreement are fully incorporated into and are integral parts of this Agreement.

25. **Further Assurances.** Each party agrees to execute any additional documents and to perform any further acts which may be reasonably required to effect the purposes of this Agreement.

26. **Assurances of Non-Discrimination-City.** City expressly agrees that it will not discriminate in employment or the provision of services on the basis of any characteristic or condition upon which discrimination is prohibited by state or federal law or regulation.

27. **Assurances of Non-Discrimination-County.** County expressly agrees that it will not discriminate in employment or the provision of services on the basis of any characteristic or condition upon which discrimination is prohibited by state or federal law or regulation.

REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

1 IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the
2 date first above written.

3
4 COUNTY OF TULARE

5
6 By _____
7 Chairman, Board of Supervisors
8 "COUNTY"

9 ATTEST:
10
11 County Administrative Officer/
12 Clerk of the Board of Supervisors

13
14 By _____
15 Deputy

16 CITY OF WOODLAKE

17
18 By _____
19 Title:
20 "CITY"

21 ATTEST: City Clerk

22
23 By _____
24 Deputy

25
26
27
28 Approved as to Form,
29 County Counsel

30
31 By _____
32 Deputy

30
31 Approved as to Form,
32 City Attorney

30
31 By _____
32 Mario U. Zamora

City of Woodlake

AGENDA ITEM IV-F

January 13, 2020

Prepared by Irene Zacarias, City Staff

SUBJECT:

Action: Adoption of Resolution: Requesting the Use of State Route 245 and/or State Route 216 for Community Events

BACKGROUND:

Traditionally the City of Woodlake allows various service groups to close down SR-245 and SR-216 when requested for community events.

DISCUSSION:

The City of Woodlake will need to apply for encroachment permits with Caltrans to allow the display of banners and temporary shutdown of SR-245 and SR-216 on the following dates:

| <u>EVENT</u> | <u>DATE OF HIGHWAY CLOSURE</u> |
|----------------------------|--------------------------------|
| Soap Box Car Derby | May 6, 2020 |
| Woodlake Lions Club Parade | May 9, 2020 |
| July 3 rd Blast | July 3, 2020 |
| Homegrown Christmas Parade | December 12, 2020 |

RECOMMENDATIONS:

Staff recommends that the City adopt the resolution and allow for staff to apply for the necessary encroachment permits.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Requesting the Use of State Route 245 and/or State Route 216 for Community Events

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

REQUESTING THE USE OF STATE ROUTE 245)
AND/OR SR 216 FOR COMMUNITY EVENTS) Resolution No.

Councilmember _____, offered the following resolution and moved its adoption. Request the use of State Route 245 and/or State Route 216 for community events.

WHEREAS, the City of Woodlake and its partners have multiple events throughout the year to promote the community; and

WHEREAS, the City of Woodlake must apply for encroachment permits with Caltrans to allow the temporary closure of state routes; and

WHEREAS, the City Council of the City of Woodlake hereby request's permission of the California Division of Highways to conduct the following events on SR 245 and/or SR 216 in the City of Woodlake on the following dates and time:

| <u>EVENT</u> | <u>DATE OF HIGHWAY CLOSURE</u> |
|----------------------------|--------------------------------|
| Soap Box Car Derby | May 6, 2020 |
| Woodlake Lions Club Parade | May 9, 2020 |
| July 3 rd Blast | July 3, 2020 |
| Homegrown Christmas Parade | December 12, 2020 |

The foregoing resolution was adopted upon a motion of Councilmember _____, seconded by Councilmember _____, and carried by the following vote at the City Council meeting held on January 13, 2020.

AYES:
NOES:
ABSTAIN:
ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk

City of Woodlake

AGENDA ITEM IV-G

January 13, 2020

Prepared by Jason Waters, City Staff

SUBJECT:

Action: Adoption of Resolution: Extend Expiration Date of Tentative Subdivision Map 15-02, Turner/Mathias (Greenwood Subdivision)

BACKGROUND

The Tentative Subdivision Map 15-02, Turner/Mathias (Greenwood Subdivision) map was approved by the City Council in 2016.

DISCUSSION:

The applicant is requesting an extension on Tentative Subdivision Map 15-02, Turner/Mathias (Greenwood Subdivision) in order to complete the final map.

The map expired on December 28, 2019 while the applicant was in escrow. The property was sold to Woodlake Development, LLC and they have requested that the map's expiration date be extended until July 1, 2020 in order to complete the final map for the property.

RECOMMENDATIONS:

That the Woodlake City Council extend the expiration date of Tentative Subdivision Map 15-02, Turner/Mathias (Greenwood Subdivision).

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Extend Expiration Date of Tentative Subdivision Map 15-02, Turner/Mathias (Greenwood Subdivision)
2. Tentative Subdivision Map 15-02 Extension Request Letter

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

APPROVING EXTENSION THE EXPIRATION DATE)
OF TENTATIVE SUBDIVISION MAP 15-02,) Resolution No.
TURNER/MATHIAS (GREENWOOD SUBDIVISION))

Councilmember _____, offered the following resolution and moved its adoption. Extend Expiration Date of Tentative Subdivision Map 15-02, Turner/Mathias (Greenwood Subdivision).

WHEREAS, the applicant has an approved tentative map; and

WHEREAS, the applicant wishes to extend the expiration date until July 1, 2020 in order to complete the final map for the property; and

WHEREAS, the City Council may grant an extension; and

NOW, THEREFORE, BE IT RESOLVED that the Woodlake City Council hereby approves to extend the expiration date of Tentative Subdivision Map 15-02, Turner/Mathias (Greenwood Subdivision) until July 1, 2020.

The foregoing resolution was adopted upon a motion of Councilmember _____, and seconded by Councilmember _____, and carried by the following vote at the City Council meeting held on January 13, 2020.

AYES:
NOES:
ABSTAIN:
ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk

Woodlake Development LLC
1200 Maple Drive Suite 110
Madera, CA 93637

1/6/2020

City Of Woodlake,
350 N Valencia Blvd,
Woodlake, CA 93286

To whom it may concern,

Woodlake Development, LLC has recently acquired approximately 29 acres in the city of Woodlake effective January 3rd 2020. Please find attached copy of Tulare County recording.

The previous owners have submitted a site map to the City which calls for approximately 128 homes to be built on the site. Our firm plans to continue with development of the project moving forward.

We request that the city of Woodlake provide Woodlake Development, LLC an extension of the project submittal process. We intended to move diligently in the upcoming weeks and months to complete a final map.

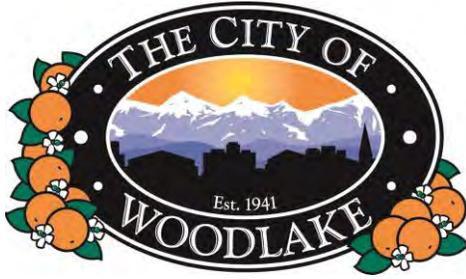
If you have any questions, please contact us anytime.

Sincerely,



Woodlake Development LLC

By Moe Essa, agent of the company.



*CITY OF WOODLAKE
PROCLAMATION RECOGNIZING
ANITA SOLENO*

WHEREAS, Anita Cuevas Lopez was born January 24, 1920 to Jose Lopez and Margaret Martinez in Hanford, California;

WHEREAS, She was the fifth child born to a family who followed the agriculture migrant fields of central and coastal California, continually on the move searching for the next crop to harvest;

WHEREAS, In 1942 Anita joined her family members living in Martin Ranch near Woodlake;

WHEREAS, Anita raised her children in Redbanks where they all attended and graduated from Woodlake Elementary and Union High School;

WHEREAS, The City of Woodlake wishes to recognize Anita as she celebrates her 100 birthday and recognize her spirit of endurance and selflessness;

NOW THEREFORE, BE IT RESOLVED, that the Woodlake City Council hereby proclaim January 13, 2020 as

ANITA SOLENO DAY

Rudy Mendoza, Mayor

Frances Ortiz, Vice-Mayor

Jose L. Martínez, Councilmember

Greg Gonzalez Jr., Councilmember

William Valero, Councilmember

City of Woodlake

AGENDA ITEM V-B

January 13, 2020

Prepared by Jason Waters, City Staff

SUBJECT:

Action: Adoption of Resolutions: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 5.32 and Chapter 5.33 and Adding Chapter 5.34 to the Woodlake Municipal Code – **PUBLIC HEARING**

BACKGROUND:

The City of Woodlake is undergoing an ordinance review to establish regulations in compliance with Senate Bill 946.

Chapter 5.32 Peddlers and Solicitors - The City of Woodlake is proposing to update peddler and solicitor regulations in compliance with Senate Bill 946.

Chapter 5.33 Mobile Vendors - The City of Woodlake is proposing to update mobile vending regulations and requirements.

Chapter 5.34 Sidewalk Vendors - The City of Woodlake is proposing to establish sidewalk vending regulations in compliance with Senate Bill 946. S.B. 946 took effect on January 1, 2019, and states that cities and counties may not regulate sidewalk vending except in accordance with California Government Code sections 51038 and 51039. Provisions of the Woodlake Municipal Code currently regulate sidewalk vendors in a manner that is inconsistent with S.B. 946, and the City seeks to adopt an enforceable sidewalk vending program that responds to the objective needs and circumstances of the Woodlake community. Until the effective date of S.B. 946, the City regulated sidewalk vendors by means of a general license for "peddlers and commercial solicitors." In response to the state law, regulating sidewalk vending through a local license specific to the activity will enable the City to more effectively comply with state mandates.

DISCUSSION:

The purpose of this public hearing is to give citizens an opportunity to make their comments known regarding the proposed amendments and/or additions to the ordinances listed, Chapter 5.32, Chapter 5.33 and Chapter 5.34 to the Woodlake Municipal Code.

Regulating sidewalk vending will benefit the City by promoting entrepreneurship and a dynamic streetscape, while ensuring protection of the public safety and welfare. Unless properly regulated, vending in the public right-of-way and in public parks creates the potential for increased safety risks including, but not limited to, interfering with the performance of police, firefighter, and other emergency personnel, and interfering with the ability of pedestrians and persons with

disabilities to follow a safe path of travel. The licensing requirements of this ordinance are necessary to collect adequate information about vending operations to ensure that vending does not adversely affect the public welfare.

Requiring sidewalk vendors to maintain a minimum unobstructed pedestrian path vending locations is necessary to ensure compliance with state and federal disability access standards and to maintain the safe flow of pedestrian traffic, as required of all businesses encroaching in the public right of way. Requiring sidewalk vendors to undergo background checks is necessary to ensure vendors meet the requirements of a license to operate in or near parks, schools, residences, and other places frequented by children.

The mobile vendor amendments would clarify the current regulations to similarly restrict the mobile vending ordinance to clarify times, hours and locations that doesn't negatively affect traffic and pedestrian access. SB 946 does not apply to Mobile Vendors.

Requiring all vendors to obtain a health permit from the Tulare County Department of Public Health before engaging in the sale of food to the public is necessary to protect the public health and safety. Restricting vending near school grounds when the grounds are open for student instruction is necessary to protect the safety of children traveling to and from campus and to avoid disrupting classroom instruction and school activities. Restricting vending in residential areas and restricting vendors' use of sound amplifying equipment is necessary to protect residents and visitors from excessive noise and traffic impacts.

RECOMMENDATIONS:

Staff recommends to adopt the resolution to Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 5.32 and Chapter 5.33 and Adding Chapter 5.34 to the Woodlake Municipal Code.

FISCAL IMPACT:

The General Fund will not be impacted through adoption of the amendments to the above said ordinances.

ATTACHMENTS:

1. Attachment No. 1: Draft 5.33 Mobile Vendors Ordinance Amendments
2. Attachment No. 2: Draft 5.34 Sidewalk Vendors Ordinance
3. Attachment No. 3: Draft 5.32 Peddlers and Solicitors Ordinance Amendments
4. Resolution: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 5.32 and Chapter 5.33 and Adding Chapter 5.34 to the Woodlake Municipal Code

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

| | | |
|-------------------------------------|---|----------------|
| RECEIVING PUBLIC COMMENTS AND |) | |
| WAIVING THE 2 nd READING |) | Resolution No. |
| AND ADOPTING CHAPTER 5.32, |) | |
| CHAPTER 5.33 AND CHAPTER 5.34 |) | |
| MOBILE VENDING, PEDDLING AND |) | |
| SIDEWALK VENDORS |) | |
| OF CITY MUNICIPAL CODE |) | |

Councilmember _____, offered the following resolution to Receive Public Comments, Waive 2nd Reading, and Adopt Ordinance Amending Chapter 5.32 and Chapter 5.33 and Adding Chapter 5.34 to the Woodlake Municipal Code.

WHEREAS, the City of Woodlake wishes to add or amend the following ordinances:

CHAPTER 5.32 PEDDLERS AND SOLICITORS - The City of Woodlake is proposing to update peddler and solicitor regulations in compliance with Senate Bill 946.

CHAPTER 5.33 MOBILE VENDORS - The City of Woodlake is proposing to update mobile vending regulations and requirements

CHAPTER 5.34 SIDEWALK VENDORS - The City of Woodlake is proposing to establish sidewalk vending regulations in compliance with Senate Bill 946.

WHEREAS, the City of Woodlake wishes to amend the Municipal Code; and

WHEREAS, the City of Woodlake held a public hearing at the November 25, 2019 City Council meeting to receive comments regarding these ordinances; and

WHEREAS, the City Council Waived the 2nd reading on January 13, 2020.

NOW, THEREFORE, THE CITY OF WOODLAKE DOES RESOLVE to Receive Public Comments, Waive 2nd Reading, and Adopt Ordinance Amending Chapter 5.32 and Chapter 5.33 and Adding Chapter 5.34 to the Woodlake Municipal Code.

The foregoing resolution was adopted upon a motion of Councilmember _____, and seconded by Councilmember _____, and carried by the following vote at the City Council meeting held on January 13, 2020.

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WOODLAKE
AMENDING SECTION 5.33 OF THE WOODLAKE
MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF WOODLAKE DOES ORDAIN AS
FOLLOWS:

Section 1. PURPOSE. The provisions of this ordinance are intended to promote the public health, safety, comfort and general welfare of the community by minimizing the potential of public nuisance through the regulation mobile vendors in residential neighborhoods and public right of ways.

Section 2. CODE ENACTMENT and MODIFICATION OF EXISTING REGULATIONS - Section 5.33.00 within Title 5 of the Woodlake Municipal Code is hereby enacted to read in its entirety as follows:

5.33 – Mobile Vendors

Sections:

- 5.33.010 Purpose.
- 5.33.020 Definitions.
- 5.33.030 License Required.
- 5.33.040 Application Procedure.
- 5.34.050 Grounds for Denial.
- 5.34.060 Term and Renewal.
- 5.34.070 License Nontransferable.
- 5.34.080 Exemptions.
- 5.34.090 Operating Requirements.
- 5.34.100 License Revocation.
- 5.34.120 Penalties.

5.33.010 – Purpose

The general purpose of this chapter is to promote the health, safety, comfort, convenience, prosperity and general welfare of the citizens, businesses and visitors of the city by requiring that mobile vendors provide the community and customers with a minimum level of cleanliness, quality, safety and security. It is the purpose and intent of the city council in enacting this chapter, to provide mobile vendors with clear and concise regulations to prevent safety, traffic and health hazards, as well as to preserve the peace, safety and welfare of the community.

5.33.020 – Definitions.

For the purposes of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

"Administrator" means the City Administrator or his or her designee.

"City" means the City of Woodlake.

"Mobile vendor" shall mean any person engaged in the business of selling prepared, pre-packaged or unprepared, unpackaged food or foodstuffs of any kind, goods, wares, merchandise, or any other thing of value from a mobile vending unit on private or public property.

"Mobile vending unit" shall mean any vehicle or motorized food wagon; not affixed to a permanent foundation, which may be moved from one place to another under its own power or by other means.

"Park" means a public park owned or operated by the City.

"Person" means any natural person, firm, association, organization, partnership, joint venture, business trust, corporation, or company but is not limited to, owners, operators, drivers, lessors and lessees of a mobile vending unit.

"Vend" or "Vending" shall mean the sale of prepared, pre-packaged or unprepared, unpackaged food or foodstuffs of any kind, goods, wares, merchandise, or any other thing of value from a mobile vending unit on private or public property.

5.33.030 License and Vendor Permit Required

No person shall engage in mobile vending without first obtaining a business license pursuant to Chapter 5.04 and this Chapter.

No person may vend in the city without first obtaining and having in his or her possession a vendor permit issued by the city in accordance with this chapter. No permit granted herein shall confer any vested right to any person or business for more than the permit period. All mobile vendors subject to this chapter shall comply with the provisions of this chapter as they may be amended hereafter.

5.33.040 Application Procedure

A. An application for a mobile vending permit shall include the following information:

1. The applicant's name, current mailing address, and telephone number;
2. A copy of a valid California's driver's license or identification number, an individual taxpayer identification number, or a social security number. Such information is not a public record and will remain confidential as required by Government Code section 51038(c)(4);
3. Legal names of the mobile vendor and all persons operating or vending out of the mobile vending unit.
4. If the vendor is an agent of an individual, company, partnership, or corporation, the name and business address of the principal;
5. Proof of current vehicle registration and proof of automobile insurance as required by the Vehicle Code
6. A description of the merchandise to be offered for sale and any vending equipment to be used (including the dimensions or other conveyances); Four photographs (showing different exterior views) of each mobile vending unit; Dimensioned sample or rendering of proposed signage.
7. A copy of a valid California Department of Tax and Fee Administration seller's permit, as required;
8. If a vendor of food, proof of all required approvals from the Tulare County Department of Public Health;
9. A description, map, or drawing of the location(s) in which the applicant proposes to operate;

10. A statement of the days and hours of proposed vending operations. And whether the mobile vendor intends to operate as a stationary vendor or a roaming vendor;
11. Proof of comprehensive general liability insurance documents issued by an insurance company authorized to do business in the state of California evidencing that the operator is insured under a liability insurance policy providing minimum coverage of one million dollars (\$1,000,000.00) for injury or death arising out of the operation of the mobile vending unit.
12. An agreement by the applicant to indemnify and hold harmless the City, its officers and employees, for any damage or injury caused to the City as a result of the sidewalk vending conduct or activity.
13. The applicant's certification that, to his or her knowledge and belief, the information contained in the application is true; and
14. Such other information as - the Administrator deems necessary for the administration or enforcement of this Chapter as specified on the required application form.

B. A person desiring to engage in a mobile vendor operation shall submit a written application for a permit to operate in a form acceptable to and with all supporting information required by the city planning department. Such application shall be accompanied by a nonrefundable, nontransferable application fee in an amount as established by resolution of the city council.

C. The planning commission shall be the decision-making authority for any initial application of a permit to operate.

5.33.050 Grounds for Denial.

- A. An application may be denied or renewal on the following grounds:
1. The proposed vending operation, including the equipment to be used by the vendor, fails to comply with all applicable health, zoning, fire, building and safety laws of the State of California or of the City of Woodlake.
 2. The applicant has knowingly made a false, misleading, or fraudulent statement of material fact in the application.
 3. The applicant is unable to obtain a business license
 4. Failure to obtain clearance from Tulare County Environmental Health.;

5. Failure to maintain or provide the city with evidence of the insurance required by this chapter;
6. Failure to provide the city with a signed indemnification agreement in favor of the city;
7. Failure to fully comply with any provision of this chapter or any applicable laws and permit conditions.
8. The applicant has had a license issued pursuant to this Chapter revoked within the preceding twelve (12) months or had a permit to operate, vending license or similar permit suspended or revoked in another California jurisdiction.
9. The applicant is indebted to the City for any unpaid fee or fine.

5.33.060 Term and Renewal

- A. A mobile vending license shall be valid for one (1) year after the date of issuance, unless it is revoked prior to that date in accordance with the provisions of this Chapter.
- B. Each sidewalk vendor who seeks to renew a license pursuant to this Chapter shall submit a renewal application on a City-approved form and tender any applicable fees to the Administrator no later than thirty (30) calendar days prior to the expiration of the vendor's current license. Unless timely renewed, any license issued pursuant to this Chapter shall expire and become null and void at the end of its term.
- C. An application to renew a license issued pursuant to this Chapter may be denied by the Administrator or designee upon the grounds set forth in Section 5.33.050.

5.33.070 License Nontransferable.

A sidewalk vending license shall not be transferable to any person or be valid for vending operations in any location(s) other than that location designated on the license for the term stated.

5.33.080 Exemptions.

A sidewalk vending license shall not be required for the following activities:

1. Events conducted in accordance with a special event permit, including but not limited to a certified farmers' market, swap meet, street fairs, outdoor concerts,
2. Any person delivering any goods by vehicle where such goods have been ordered in advance for such delivery from any business located at a permanent location and which goods are being delivered from such location to the customer by vehicle, regardless of the point of sale.

5.33.90 Operating Requirements.

A. Location. Mobile vendors may only operate in city approved mobile vending locations. These vending areas will be selected and approved by the city planning commission but may be timely appealed to the city council.

1. Vendors shall not interfere with access, driveways, aisles, circulation or fire lanes and hydrants.
2. The mobile vendor shall display, in plain view and at all times, current permits and licenses.
3. While vending, drive wheels of the mobile vending unit shall be chocked in such a manner as to prevent movement.
4. Permitted hours of operation are from 7:00 pm – 11:00 pm or as specified in an agreement with the City Administrator or designee.
5. Upon or within any roadway, median strip, or dividing section; or
6. On private property without the consent of the property owner and a city issued permit.
7. Within 200 feet of another vendor.
8. Mobile vendors shall not operate within residential zones between the hours of 9:00 p.m. and 9:00 a.m. and shall not operate on any city block for more than one (1) hour in any four (4) hour period.

B. Within the approved mobile vending locations, the mobile vendor will be subject to the following conditions:

1. Maintain and ensure compliance with all state and local permits necessary for the proposed vending operation;
2. All mobile vendors operating a mobile food facility as defined by the Health and Safety Code shall operate out of a commissary pursuant to Health and Safety Code Section 114295.

3. All mobile vendors operating a mobile food facility as defined by the Health and Safety Code shall comply with Health and Safety Code Section 114315 regarding the availability of adequate toilet and handwashing facilities for use by food service personnel.
4. Keep the information furnished to the City under Section 5.33.040(A) current;
5. Carry a license issued pursuant to this Chapter at all times when operating in the City, and present the license for inspection at the request of any city staff member or law enforcement officer;
6. Maintain an unobstructed pedestrian access route at vending locations that is clear of any vending equipment or public obstructions including, but not limited to, street trees, news racks, bus benches, and curb lines.
7. Ensure that vending operations are not blocking the entrances to any buildings, driveways, or vehicle parking spaces;
8. Ensure that equipment used in connection with sidewalk vending operations are not stored or left unattended in public spaces or in any portion of the public right-of-way. (Equipment or objects left in public spaces or in the public right of-way overnight, or outside the hours of permitted vending operations, will be considered discarded and may be seized or disposed of by the city);

C. The following sanitation and appearance of site conditions apply:

1. No tables, chairs, fences, shade structures or other site furniture, (permanent or otherwise) or any free-standing signs shall be permitted in conjunction with the mobile vendor.
2. Exterior storage of refuse, equipment or materials associated with a mobile food facility is prohibited.
3. The mobile vending unit shall be entirely self-sufficient in regards to gas, water, electric and telecommunications. Should any utility hook-ups or connections to on-site utilities be used or required, the mobile vendor shall be required to apply for appropriate permits or receive approval by the appropriate city department to ensure building and public safety and consistency with applicable building and zoning regulations.
4. The mobile vendor shall not discharge items onto the sidewalk, gutter, storm drainage inlets or streets.
5. Maintain vending operations in sanitary condition, including ensuring proper disposal of any trash produced as a result of said operations.

(Vendors must operate with their own trash containers to allow the proper disposal of trash, food, or liquids generated by their operations.)

D. The following safety and security conditions apply:

1. No vending shall be permitted except after the mobile vending unit has been brought to a complete stop and parked in a lawful manner.
2. The mobile vendor shall install signage in a visible location on the mobile vending unit indicating that loitering is not permitted.
3. The mobile food vendor shall enforce the no loitering rule.
4. On-Street Operation. Pursuant to Vehicle Code Section 22455, a mobile vendor may stop to conduct business from a mobile food facility at a location within the right-of-way of a public street within the city only when all of the following conditions are satisfied:
 - i. The mobile food facility shall not constitute an encroachment on the highway.
 - ii. The mobile food facility must be safely parked:
 1. At least one hundred (100) feet from any intersection, including intersections with public alleys;
 2. Where the applicable speed limit is thirty-five (35) mph or slower
 3. In such a manner that travel upon the street, vehicular access to any driveway, the view of drivers, or lawful movement of any vehicle on the public right-of-way is not impeded or obstructed;
 4. In such a manner that patrons are not permitted to do business with the mobile vendor from their vehicles;
 5. In such a manner that patrons of the mobile food facility may safely park on the same side of the road as the mobile food facility and walk to and from the mobile food facility using a sidewalk or other area away from the vehicular right-of-way; and
 6. In such a manner that the window for patrons is on the side of the mobile food facility away from traffic.

E. Off-Street Operation. A mobile food facility may be parked for conducting business at a location off the public street only when all of the following conditions are satisfied:

1. The mobile food facility must be safely parked at least twenty (20) feet from the paved edge of the nearest public vehicular right-of-way and;
2. The mobile food facility as parked must not to impede or obstruct the view of drivers on any public road;
3. Patrons of the mobile food facility must not be permitted to transact business with the mobile vendor from their vehicles;
4. Patrons of the mobile food facility must be able to safely park on the same side of the road where the mobile food facility is parked and walk to and from the mobile food facility using a sidewalk or other area which is not part of the public vehicular right-of-way; and
5. The window or other service area for patron transactions must be located on the side of the mobile food facility which faces away from vehicular traffic on the nearest public vehicular right-of-way.
6. Do not affix, lean, or touch any mobile vending equipment to, on, or against any street fixture or structure, including, but not limited to utility posts, bus shelters, public trash cans, parking meters, or street signs;
7. Ensure that mobile vending equipment does not physically alter or otherwise damage the underlying sidewalk or road

F. All mobile vendors must abide by the following:

1. Do not solicit any individual who has expressed a desire not to be solicited;
2. Do not come into physical contact with any member of the public, without first receiving express permission;
3. Do not threaten any injury or damage to any member of the public who declines to be solicited;
4. Do not use any horns, music, lights, visual media, or any sound amplifying device unless expressly approved in the vending license;
5. Do not sell or offer for sale lottery tickets, alcohol, cannabis, adult oriented material, tobacco or electronic cigarette products, or any living animals

5.33.100 License Revocation.

A sidewalk vendor license may be revoked after the licensee is afforded written notice and an opportunity to be heard respecting a citation for the licensee's fourth or subsequent violation of the requirements set forth in this Chapter.

5.33.110 Penalties.

- A. A violation of this Chapter is not punishable as an infraction or misdemeanor, a violation of this Chapter is punishable only by an administrative fine. Any person who violates any provisions of any ordinance enacted by the city, as amended from time to time, or any person who owns property upon which a violation exists, irrespective of whether that person caused the violation, shall be subject to an administrative fine or penalty up to the maximum amounts set forth by Woodlake Municipal Code Chapter 1.12.070.
- B. Persons cited more than three of more violations within a twelve-month period may also be subject to suspensions, permit modifications, permit revocation, or other forms of abatement actions by the City that are otherwise permitted by state and local law.
- C. Persons cited for violating this Chapter may request an administrative appeal hearing as permitted by Woodlake Municipal Code Chapter 1.12.120.

Section 3. CEQA REVIEW. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) [there is no possibility the activity in question may have a significant affirmative effect on the environment]. In addition to the foregoing general exemption, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Administrator

is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

Section 4. NO LIABILITY. The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Woodlake, or any official, employee or agent thereof.

Section 5. PENDING ACTIONS. Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Woodlake hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 7. CONSTRUCTION. The City Council intends this ordinance to supplement, not to duplicate or contradict, applicable State and Federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Woodlake Municipal Code as amended by this ordinance are substantially the same as provisions in the Woodlake Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

Section 8. EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the enactment hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the _____, a newspaper printed and published in the City of Woodlake, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Woodlake, State of California, on _____, 2020 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Rudy Mendoza
Mayor, City of Woodlake

ATTEST: _____
Irene Zacarias
City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WOODLAKE
ESTABLISHING A SIDEWALK VENDING PROGRAM IN
COMPLIANCE WITH SENATE BILL 946; ADDING
CHAPTER 5.34 AND AMENDING SECTION 5.32.010 OF
THE CITY OF WOODLAKE MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF WOODLAKE DOES ORDAIN AS
FOLLOWS:

Section 1. PURPOSE. The provisions of this ordinance are intended in order to promote the public health, safety, comfort and general welfare of the community by minimizing the potential of public nuisance through the regulation of permitted sidewalk vendors in residential neighborhoods and public right of ways.

A. On September 17, 2018 the Governor of the State of California signed SB 946, which concerns the regulation of sidewalk vendors throughout the California, the law added Chapter 6.2 (sections 51036-51039) to the Government Code and specified its applicability as a matter of statewide concern to charter law cities.

B. The City of Woodlake City Council, in recognition of the state law requirements from SB 946 is hereby approving this ordinance to both revise the existing regulation of peddlers within Woodlake and to set forth additional rules and regulations of sidewalk vendors in compliance with the requirements stated in SB 946.

Section 2. CODE ENACTMENT and MODIFICATION OF EXISTING REGULATIONS - Section 5.34.00 and Section 5.32.010 within Title 5 of the Woodlake Municipal Code is hereby enacted to read in its entirety as follows:

5.34 – Sidewalk Vendors

Sections:

- 5.34.010 Definitions.
- 5.34.020 License Required.
- 5.34.030 Application Procedure.

- 5.34.040 Grounds for Denial.
- 5.34.050 Term and Renewal.
- 5.34.060 License Nontransferable.
- 5.34.070 Exemptions.
- 5.34.080 Operating Requirements.
- 5.34.090 License Revocation.
- 5.34.100 Penalties.

5.34.010 – Definitions.

For the purposes of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

"Certified farmers' market" means a location operated in accordance with Chapter 10.5 (commencing with Section 47000) of Division 17 of the Food and Agricultural Code and any regulations adopted pursuant to that chapter.

"City" means the City of Woodlake.

"Administrator" means the City Administrator or his or her designee.

"Park" means a public park owned or operated by the City.

"Person" means any natural person, firm, association, organization, partnership, joint venture, business trust, corporation, or company.

"Roaming sidewalk vendor" means a sidewalk vendor who operates by traveling from place to place and stops only to complete a transaction.

"Sidewalk" means a public sidewalk or paved pedestrian path specifically designed for pedestrian travel.

"Sidewalk vendor" or "vendor" means a person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, or from one's person, upon a sidewalk within the City.

"Sidewalk vending" refers to commercial activity conducted by a sidewalk vendor.

"Stationary sidewalk vendor" means a sidewalk vendor who operates from a fixed location.

5.34.020 License Required

No person shall engage in sidewalk vending without first obtaining a business license pursuant to Chapter 5.04 and this Chapter.

5.34.030 Application Procedure

- A. An application for a sidewalk vending license shall include the following information:
1. The applicant's name, current mailing address, and telephone number;
 2. A copy of a valid California's driver's license or identification number, an individual taxpayer identification number, or a social security number. Such information is not a public record and will remain confidential as required by Government Code section 51038(c)(4);
 3. If the vendor is an agent of an individual, company, partnership, or corporation, the name and business address of the principal;
 4. A description of the merchandise to be offered for sale and any vending equipment to be used (including the dimensions of carts or other conveyances);
 5. A copy of a valid California Department of Tax and Fee Administration seller's permit, as required;
 6. If a vendor of food, proof of all required approvals from the Tulare County Department of Public Health;
 7. A description, map, or drawing of the location(s) in which the applicant proposes to operate;
 8. A statement of the days and hours of proposed vending operations. And whether the sidewalk vendor intends to operate as a stationary sidewalk vendor or a roaming sidewalk vendor;
 9. Proof of comprehensive general liability insurance with minimum policy limits of one million dollars (\$1,000,000) per occurrence, combined single limit coverage, and two million dollars (\$2,000,000) in the aggregate against any injury, death, loss or damage as a result of wrongful or negligent acts or omissions by the permittee, with an endorsement naming the City as an additional insured.
 10. An agreement by the applicant to indemnify and hold harmless the City, its officers and employees, for any damage or injury caused to the City as a result of the sidewalk vending conduct or activity.
 11. The applicant's certification that, to his or her knowledge and belief, the information contained in the application is true; and

12. Such other information as - the Administrator deems necessary for the administration or enforcement of this Chapter as specified on the required application form.

B. Applications shall not be accepted unless accompanied by payment of an application fee that the City Council may establish by separate resolution in an amount not to exceed the City's reasonable cost of providing the services required by this Chapter.

5.34.040 Grounds for Denial.

A. Applicants will be notified of the Administrator's decision to approve or deny an application for a sidewalk vending license. An application may be denied on the following grounds:

1. The proposed vending location encroaches on a public sidewalk without maintaining an unobstructed pedestrian access route as specified in Section 5.34.080
2. The proposed vending operation, including the equipment to be used by the vendor, fails to comply with all applicable health, zoning, fire, building and safety laws of the State of California or of the City of Woodlake.
3. The applicant has knowingly made a false, misleading, or fraudulent statement of material fact in the application.
4. The applicant does not possess all state and local permits necessary for the proposed operations.
5. The applicant has had a license issued pursuant to this Chapter revoked within the preceding twelve (12) months.
6. The applicant is indebted to the City for any unpaid fee or fine.

5.34.050 Term and Renewal

A. A sidewalk vending license shall be valid for one (1) year after the date of issuance, unless it is revoked prior to that date in accordance with the provisions of this Chapter.

B. Each sidewalk vendor who seeks to renew a license pursuant to this Chapter shall submit a renewal application on a City-approved form and tender any applicable fees to the Administrator no later than thirty (30) calendar days prior to the expiration of the vendor's current license. Unless timely renewed, any license

issued pursuant to this Chapter shall expire and become null and void at the end of its term.

- C. An application to renew a license issued pursuant to this Chapter may be denied by the Administrator upon the grounds set forth in Section 5.34.040.

5.34.060 License Nontransferable.

A sidewalk vending license shall not be transferable to any person or be valid for vending operations in any location(s) other than that location designated on the license for the term stated.

5.34.070 Exemptions.

A sidewalk vending license shall not be required for the following activities:

- 1. Events conducted in accordance with a special event permit, including but not limited to a certified farmers' market, swap meet, street fairs, outdoor concerts, sport league opening day, and physical business sidewalk sales.

5.34.080 Operating requirements.

A. No sidewalk vendor shall operate in the following locations:

- a. Any public property, including, without limitation, streets, alleys, and city owned parking structures, except on a public sidewalk;
- b. Within one block of a certified farmers' market or a swap meet, during the limited operating hours of these events;
- c. Within one block of an area designated for a special event permit for the limited duration of the permitted event. Any notice, business interruption mitigation, or other rights provided to affected businesses or property owners under the City's special event permit will also be furnished to a sidewalk vendor permitted to operate in the area.
- d. Within one block of any public or private school grounds, between the hours of 8:00 a.m. and 5:00 p.m., on days that school is open to students;
- e. At any location between the hours of 10:00 p.m. and 7:00 a.m.
- f. Upon or within any roadway, median strip, or dividing section; or
- g. On private property without the consent of the property owner and a city issued permit.
- h. Within 200 feet of another vendor.

- B. Stationary sidewalk vendors shall not operate in residential zones or in any park for which the City has entered an exclusive concessionaire agreement; they may only operate at the location(s) designated in a license issued pursuant to this Chapter and only during the times set forth therein.
- C. Roaming sidewalk vendors shall not operate within residential zones between the hours of 7:00 p.m. and 9:00 a.m. and shall not operate on any city block for more than one (1) hour in any four (4) hour period.
- D. All sidewalk vendors are subject to the following requirements:
1. Maintain and ensure compliance with all state and local permits necessary for the proposed vending operation;
 2. Keep the information furnished to the City under Section 5.34.030(A) current;
 3. Carry a license issued pursuant to this Chapter at all times when operating in the City, and present the license for inspection at the request of any city staff member or law enforcement officer;
 4. Maintain an unobstructed pedestrian access route at sidewalk vending locations that is clear of any vending equipment or public obstructions including, but not limited to, street trees, news racks, bus benches, and curb lines. The minimum width of unobstructed routes must be suitable for the width of the sidewalk.
 - a. Four (4) feet when the sidewalk is no greater than thirteen (13) feet wide;
 - b. Six (6) feet when the sidewalk is greater than thirteen (13) feet but no greater than seventeen (17) feet wide; and
 - c. Umbrellas used in connection with vending operations may project into the minimum required pedestrian clearance as long as the bottom edge of the umbrella is at least seven (7) feet from the surface of the sidewalk.
 5. Ensure that vending operations are not blocking the entrances to any buildings, driveways, or vehicle parking spaces;
 6. Ensure that equipment used in connection with sidewalk vending operations are not stored or left unattended in public spaces or in any portion of the public right-of-way. (Equipment or objects left in public spaces or in the public right of-way overnight, or outside the hours of permitted vending operations, will be considered discarded and may be seized or disposed of by the city);

7. Ensure that signs, tables, chairs, shade structure, fences, or other furnishings not approved for use in a sidewalk vending license are not used in vending operations;
8. Do not use any horns, music, lights, visual media, (or any sound amplifying device unless expressly approved in the vending license;
9. Do not sell or offer for sale lottery tickets, alcohol, cannabis, adult oriented material, tobacco or electronic cigarette products, or any living animal;
10. Do operate in the City between 10 p.m. and 7 a.m.
11. Do not use or attach any water lines, electrical lines, or gas lines during vending operations;
12. Do not affix, lean, or touch any sidewalk vending equipment to, on, or against any street fixture or structure, including, but not limited to utility posts, bus shelters, public trash cans, parking meters, or street signs;
13. Ensure that sidewalk vending equipment does not physically alter or otherwise damage the underlying sidewalk;
14. Do not solicit any individual who has expressed a desire not to be solicited;
15. Do not come into physical contact with any member of the public, without first receiving express permission;
16. Do not threaten any injury or damage to any member of the public who declines to be solicited;
17. Maintain vending operations in sanitary condition, including ensuring proper disposal of any trash produced as a result of said operations. (Vendors must operate with their own trash containers to allow the proper disposal of trash, food, or liquids generated by their operations.)

5.34.090 License revocation.

A sidewalk vendor license may be revoked after the licensee is afforded written notice and an opportunity to be heard respecting a citation for the licensee's fourth or subsequent violation of the requirements set forth in this Chapter.

5.34.100 Penalties.

- A. A violation of this Chapter is not punishable as an infraction or misdemeanor, and no person will be subject to arrest for sidewalk vending unless said person has violated a law for which a person may be arrested.
- B. Any person who violates any provisions of any ordinance enacted by the city, as amended from time to time, or any person who owns property upon which a violation exists, irrespective of whether that person caused the violation, shall be subject to an administrative fine or penalty up to the maximum amounts set forth by Senate Bill No. 946 Section 51039 and enforced by Woodlake Municipal Code Chapter 1.12.

- C. Persons cited more than three of more violations within a twelve-month period may also be subject to suspensions, permit modifications, permit revocation, or other forms of abatement actions by the City that are otherwise permitted by state and local law.
- D. Operating as a sidewalk vendor without applicable permits/licenses, either from the City of Woodlake or applicable food safety/handling permits from the Office of the Tulare County Environmental Health, is subject to a separate administrative fine schedule up to the maximum amounts set forth by Senate Bill No. 946 Section 51039 and enforced by Woodlake Municipal Code Chapter 1.12.
- E. Persons cited for violating this Chapter may request an administrative appeal hearing as permitted by Woodlake Municipal Code Chapter 1.12.120. In addition to the standard administrative appeal procedure persons cited under this Chapter shall be notified that they have the right to request an ability to pay determination by the hearing officer if they are found to be in violation after the appeal hearing or if the person does not dispute the violation and solely requests an ability to pay determination. The City of Woodlake shall charge no administrative appeal fee for an ability to pay determination hearing. The hearing officer for an ability to pay appeal hearing may be designated by the City Administrator.

5.32 – Peddlers and Solicitors

Sections:

5.32.010- Definitions

“Peddle,” “peddler” and “peddling” shall mean for the purposes of this chapter: any individual or person, not having an established place of business in the city, who, for themselves or as an agent for another travels either by automobile, motor truck, bicycle, motorcycle other conveyance that is pushed, pulled, carried, or otherwise transported by a motor vehicle any other type of motorized conveyance and who goes from place to place or from or from street to street or who by telephonic communication, hawking or selling any goods, wares or merchandise, including liquids or edibles for human consumption, offers for sale or sells subscriptions for newspapers, magazines, periodicals, books and publications or takes orders for the sale of goods, wares and merchandise and other personal property of every nature whatsoever for current or future delivery or for services to be furnished or performed in the future whether or not such individual has, carries or exposes for sale a sample of the subject of such sale or whether or not has collected advance payments on such sales; from or on a roadway or other part of the public right-of-way designated and used primarily for vehicular travel, or on any private property without the permission of the owner or other person in possession and control of the property provided, however, that this definition

shall not include any individual or person attempting to sell subscriptions for any newspaper regularly circulated within the city; provided further, however, that this definition shall not include persons who call upon retail and wholesale businesses doing business within the city; provided further, that such definition shall not include any person or individual who calls upon prospective customers in the place of business or office in which the customer conducts his business or profession; provided further, that this definition shall not include any student under the age of eighteen (18) years enrolled in a public school in the city; provided further, that this definition shall not include any veteran described in Section 16001 and 16001.5 of the Business and Profession Code of the state of California.

"canvasser" or "solicitor" is defined as any individual or person, not having an established place of business in the city, who, for himself or as agent for another, travels either by foot, wagon, automobile, motor truck, bicycle, motorcycle or any other type of conveyance and who goes from place to place or from house to house or from street to street or by telephonic communication, canvasses or solicits orders or subscriptions for selling or disposing of newspapers, magazines, periodicals, books and publications or who makes appointments for the exhibition or demonstration of merchandise of any kind or solicits orders for the sale of the same or takes orders for the sale of goods, wares and merchandise and other personal property of any nature for present or future delivery or for services to be furnished or performed at the present time or in the future whether or not such individual has, carries or exposes for sale a sample of the subject of such sale or whether he is collecting advance payments on such sales or not; provided, that this definition shall not include persons who call upon retail and wholesale businesses doing business within the city; provided further, that such definition shall not include any person or individual who calls upon prospective customers in the place of business or office in which the customer conducts his business or profession; provided further, that this definition shall not include any student under the age of eighteen (18) years enrolled in a public school in the city; provided further, that this definition shall not include any veteran described in Section 16001 and 16001.5 of the Business and Professions Code of the state of California.

5.32.120 Violation – Penalty

A violation of this Chapter is not punishable as an infraction or misdemeanor, a violation of this Chapter is punishable only by an administrative fine. Any person who violates any provisions of any ordinance enacted by the city, as amended from time to time, or any person who owns property upon which a violation exists, irrespective of whether that person caused the violation, shall be subject to an administrative fine or penalty up to the maximum amounts set forth by Woodlake Municipal Code Chapter 1.12.070.

Persons cited for violating this Chapter may request an administrative appeal hearing as permitted by Woodlake Municipal Code Chapter 1.12.120.

Section 3. CEQA REVIEW. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) [there is no possibility the activity in question may have a significant affirmative effect on the environment]. In addition to the foregoing general exemption, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Administrator is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

Section 4. NO LIABILITY. The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Woodlake, or any official, employee or agent thereof.

Section 5. PENDING ACTIONS. Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Woodlake hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any

one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 7. CONSTRUCTION. The City Council intends this ordinance to supplement, not to duplicate or contradict, applicable State and Federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Woodlake Municipal Code as amended by this ordinance are substantially the same as provisions in the Woodlake Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

Section 8. EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the enactment hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the _____, a newspaper printed and published in the City of Woodlake, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Woodlake, State of California, on _____, 2020 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Rudy Mendoza
Mayor, City of Woodlake

ATTEST: _____
Irene Zacarias
City Clerk

DRAFT

City of Woodlake

AGENDA ITEM V- C

January 13, 2020

Prepared by Jason Waters, City Staff

SUBJECT:

Action: Adoption of Resolutions: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 6.08 and Chapter 6.12 to the Woodlake Municipal Code -
PUBLIC HEARING

BACKGROUND:

The City of Woodlake is undergoing a review of local City Ordinances to see if there is a need to revise ordinances.

Chapter 6.08 Animals Generally – The City of Woodlake is proposing to update the allowed number animals requiring twenty-five feet minimum distance from other dwellings and updating the limits on number of household pets and chickens.

Chapter 6.12 Supplemental Dog Control Regulations – The City of Woodlake is proposing to update the supplemental dog control regulations for owner responsibility of noise and tethering of dogs.

DISCUSSION:

The purpose of this public hearing is to give citizens an opportunity to make their comments known regarding the proposed amendments and/or additions to the ordinances listed Chapter 6.08 and Chapter 6.12 to the Woodlake Municipal Code.

The Animals Generally 6.08 currently allows for up to twenty-four (24) chicken, ducks, geese, turkeys, rabbits, pigeons, or other fowls as long as these animals are maintained on a premise. With the number of chickens specifically which are running at large on public property and unmaintained on private property, there is benefit in reducing the number of these animals allowed and regulating location of coops or cages in neighborhood residences. Cities such as Porterville have limited the number to three (3) hens, whereas Visalia doesn't allow chickens at all. This ordinance would allow for four (4) chickens in a coop twenty-five feet (25') from any residence.

The supplemental dog ordinance currently limits the number of dogs allowed per residence to four (4) but does not limit the number of household pets in a residence. A household may have only four (4) dogs, but may have five (5) cats, twelve (12) chickens, a rabbit or any number of animals. This ordinance would put a limit on the number of cats a residence may have, and a total number of household pets allowed in city limits. Cities like Visalia, among many others in the state, allow for up to four (4) dogs or cats total per residence Where Corcoran allows for six (6) dogs and cats total. With the number of stray cats in the City, and with the many residence feeding them, being able to limit the number legally allowed per residence can help alleviate the stray cat issue and help promote better living conditions for the community overall. The proposed

ordinance would limit the number of animals the following: Four (4) dogs over the age of four months; three (3) cats over the age of four months; three (3) reptiles; and the combined total of household pets shall not exceed six (6) animals.

Additionally, the proposed amendments to this title would adopt the California Health and Safety Code Section 122335 prohibiting tethering and chaining of dogs from a fixed structure.

RECOMMENDATIONS:

Staff recommends to adopt the resolutions to Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 6.08 and Chapter 6.12 to the Woodlake Municipal Code.

FISCAL IMPACT:

The General Fund will not be impacted through adoption of the amendments to the above said ordinances.

ATTACHMENTS:

1. Attachment: Draft Animals Generally 6.08 Ordinance and Supplemental Dog Control Regulations 6.12 Ordinance
2. Resolutions: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 6.08 and Chapter 6.12 to the Woodlake Municipal Code.

BEFORE THE CITY COUNCIL OF
THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

| | | |
|-------------------------------------|---|----------------|
| RECEIVING PUBLIC COMMENTS AND |) | Resolution No. |
| WAIVING THE 2 ND READING |) | |
| AND ADOPTING | | |
| CHAPTER 6.08 AND CHAPTER 6.12 |) | |
| ANIMAL ORDINANCE OF CITY |) | |
| MUNICIPAL CODE |) | |

Councilmember _____, offered the following resolution to Receive Public Comments, Waive 2nd Reading, and Adopt Ordinance Amending Chapter 6.08 and Chapter 6.12 to the Woodlake Municipal Code.

WHEREAS, the City of Woodlake wishes to add or amend the following ordinances:

CHAPTER 6.08 ANIMALS GENERALLY – The City of Woodlake is proposing to update the allowed number animals requiring twenty-five feet minimum distance from other dwellings and updating the limits on number of household pets and chickens.

CHAPTER 6.12 SUPPLEMENTAL DOG CONTROL REGULATIONS – The City of Woodlake is proposing to update the supplemental dog control regulations for owner responsibility of noise and tethering of dogs.

WHEREAS, the City of Woodlake wishes to amend the Municipal Code; and

WHEREAS, the City of Woodlake held a public hearing at the November 25, 2019 City Council meeting to receive comments regarding these ordinances; and

WHEREAS, the City Council Waived the 2nd reading on January 13, 2020.

NOW, THEREFORE, THE CITY OF WOODLAKE DOES RESOLVE to Receive Public Comments, Waive 2nd Reading, and Adopt Ordinance Amending Chapter 6.08 and Chapter 6.12 to the Woodlake Municipal Code.

The foregoing resolution was adopted upon a motion of Councilmember _____, and seconded by Councilmember _____. and carried by the following vote at the City Council meeting held on January 13, 2020.

AYES:
NOES:
ABSTAIN:
ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk

ORDINANCE NO. _____

AN ORDINANCE RESCINDING SECTION 6.08.080, AMENDING 6.08.020, SECTION 6.08.030, SECTION 6.12.050 AND ADDING SECTION 6.08.08, SECTION 6.08.090, SECTION 6.08.100 AND SECTION 6.12.090 OF CHAPTER 6.08 AND 6.12 TO TITLE 6 OF THE WOODLAKE MUNICIPAL CODE, UPDATING RESTRICTIONS ON THE ALLOWED NUMBER OF CATS, DOGS AND CHICKENS PER DWELLING AND PENALTIES FOR VIOLATIONS

THE CITY COUNCIL OF THE CITY OF WOODLAKE DOES ORDAIN AS FOLLOWS:

Section 1. PURPOSE. The provisions of this ordinance are intended in order to promote the public health, safety, comfort and general welfare of the community by minimizing the potential of public nuisance through the limit the number of animals permitted on a residential property.

Section 2. CODE ENACTMENT. Section 6.08.020, Section 6.08.030, Section 6.08.080, Section 6.08.090, Section 6.08.100, Section 6.12.050 and Section 6.12.090 within Title 6, Chapter 6.08 and Chapter 6.12 of the Woodlake Municipal Code is hereby enacted to read in its entirety as follows:

SECTION 6.08.020 - Animals requiring twenty-five feet minimum distance from other dwellings.

It is unlawful for any person, firm or corporation to keep or maintain, or permit to be kept or maintained, in this city any of the following animals within twenty-five (25) feet of from any residence or dwelling: chickens, ducks, geese, turkeys, rabbits, pigeons or other fowls provided further, that not more than four (4) such animals or other similar fowls on any combination shall be kept or maintained on any occupied lot or premises in this city.

SECTION 6.08.030 - Cleanliness & Animal Care.

It is unlawful for any person, firm or corporation owning or maintaining any animals or fowls to either willfully or through failure to exercise due care or control, any cruel acts upon said animals or fowls. Cruel acts are defined as follows:

1. To keep refuse matter unremoved for less than 30 days causing offensive odor and attraction of insects in where the animals are kept, the refuse matter shall be picked up every forty-eight (48) hours and kept in flytight containers
2. To fail, refuse or neglect to provide any animal in their charge or custody as owner or otherwise, with food, drink, shade, or weatherproof housing facilities, or to carry any animal in or upon any vehicle in a cruel or inhumane manner.
3. To promote, stage, hold, manage, conduct, carry on or attend any game, exhibition, contest, or fight in which one or more animals are engaged for the purpose of injuring, killing, maiming or destroying themselves or any other animal or person;
4. To keep upon any premises, any animals, including any fowls or household pets in a foul, offensive, obnoxious, filthy or unsanitary condition
5. To abandon any animal with the intention of avoiding the responsibility for its custody and care
6. To keep or maintain any live animal in a cage, coop, hutch, pen, yard or space which is less than three (3) times as large in floor space as the total size of all live animals which may be kept therein, and which is not of sufficient height to permit each animal to stand in a natural erect position.

SECTION 6.08.080 - Limitation on number of household pets.

The maximum number of household pets allowed in a household or on any premises or dwelling shall be as follows:

- a. Four (4) dogs over the age of four months;
- b. Three (3) cats over the age of four months;
- c. Three (3) reptiles;
- d. The combined total of household pets shall not exceed six (6) animals

The City Administrator or his/her designee may allow the occupant of a household to maintain additional household pets on a temporary basis, and on such terms and

conditions such as if it would be dangerous to the animal's health and well-being to be immediately removed.

SECTION 6.08.090 - Keeping of Chickens in Residential Areas.

It is unlawful for any person to keep or maintain within single-family residential uses any chickens except as follows:

1. A total of not more than four (4) chicken hens may be kept and maintained in a clean and sanitary environment.
2. No part of any structure (i.e., coop) shall be located less than twenty-five feet (25') from any residence. Further, the keeping of chickens shall not create a health or nuisance problem.
3. The permissive keeping of chickens shall be subject to the following minimum standards:
 - a. All chickens shall be kept in an area which is fenced so as to prevent the chickens from roaming, and such fenced area shall be wholly located within the rear yard of the site where the chickens are kept.
 - b. Within the fenced area, a shelter shall be provided of sufficient size to provide cover for the chickens kept on the parcel.
 - c. Enclosure areas shall be of sufficient size to provide adequate and proper housing so as to prevent overcrowding.
 - d. Roosters are expressly prohibited.

SECTION 6.08.100 - Violation - Penalty.

Any violation of this chapter shall be deemed a public nuisance and any person violating any of the provisions of this chapter shall be subject to an administrative penalty, fines, enforcement, and abatement proceedings, as set forth in 8.28.080 – Abatement by the city. Each day of a continuing violation constitutes a separate violation.

SECTION 06.12.050 - Noise and Nuisance

No owner of any animal shall do any of the following:

1. Permit such animal to obstruct the reasonable and comfortable use of property in any neighborhood or community by chasing vehicles, molesting passersby, barking, howling or making other noise;

2. Permit such animal to damage or trespass on public or private property;
3. Permit unsanitary conditions to exist on the premises where such animal is kept which would cause odors, attract flies or vermin, or which would be otherwise injurious to the public health, offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property by members of the neighborhood or community or any considerable number of other persons;
4. Maintain a dangerous animal in a manner that creates a significant threat to the public health, safety, and welfare.

Any violation of this section is hereby declared to be a public nuisance.

SECTION 06.12.090 - Tethering and Chaining of Dogs

The tethering and/or chaining of dogs shall be consistent with California Health and Safety Code section [122335](#).

Section 3. CEQA REVIEW. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) [there is no possibility the activity in question may have a significant affirmative effect on the environment]. In addition to the foregoing general exemption, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Manager is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

Section 4. NO LIABILITY. The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Woodlake, or any official, employee or agent thereof.

Section 5. PENDING ACTIONS. Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action

acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Woodlake hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 7. CONSTRUCTION. The City Council intends this ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Woodlake Municipal Code as amended by this ordinance are substantially the same as provisions in the Woodlake Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

Section 8. EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the enactment hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the _____, a newspaper printed and published in the City of Woodlake, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Woodlake, State of California, on _____, 2020 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Rudy Mendoza
Mayor, City of Woodlake

ATTEST: _____
Irene Zacarias
City Clerk

DRAFT

City of Woodlake

AGENDA ITEM V-D

January 13, 2020

Prepared by Jason Waters, City Staff

SUBJECT:

Action: Adoption of Resolutions: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Adding Chapter 10.19 Recreational Vehicle Parking of the Woodlake Municipal Code – **PUBLIC HEARING**

BACKGROUND:

The City of Woodlake is undergoing a review of local City Ordinances to see if there is a need to revise ordinances.

Chapter 10.19 Recreational Vehicle Parking – The City of Woodlake is proposing to update recreational vehicle parking regulations by establishing setback and location guidelines. The current Municipal Code has regulations in place for residential parking within the City of Woodlake but fails to address recreational vehicles. The proposed addition would clarify what is considered a recreational vehicle and would establish setbacks and location guidelines where recreational vehicles can be stored.

DISCUSSION:

The purpose of this public hearing is to give citizens an opportunity to make their comments known regarding the proposed amendments and/or additions to the Chapter 10.19 Recreational Vehicle Parking Ordinance.

From a code enforcement perspective, there have been at least 15 code enforcement violations addressing recreational vehicles parked on lawns, stored in backyards and countless 72- hour violations for these vehicles parked on city streets in 2019.

This ordinance would allow for a recreational vehicle to be stored in a backyard following that said vehicle is screened by a solid 6-7 foot fence or hedge, 5 feet from the rear property line and 2 feet from any building or fence line. All vehicles stored in the back yard must be on a paved or a permanent hard surface.

Certain recreational vehicles will be allowed to park on the driveway as long as they meet the following requirements: 1. They are not hooked up to services; 2. Parked on a paved or permanent hard surface; 3. They are less than 25' long; 4. Is limited to one vehicle or boat. All vehicles stored must be operable.

RECOMMENDATIONS:

Staff recommends to adopt the resolution to Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Adding Chapter 10.19 Recreational Vehicle Parking

FISCAL IMPACT:

The General Fund will not be impacted through adoption of the amendments to the above said ordinances.

ATTACHMENTS:

1. Attachment: Draft Recreational Vehicle Parking 10.19 Ordinance
2. Resolution: Adoption of Resolution: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Adding Chapter 10.19 Recreational Vehicle Parking

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

| | | |
|-------------------------------------|---|----------------|
| RECEIVING PUBLIC COMMENTS AND |) | |
| WAIVING THE 2 ND READING |) | |
| AND ADOPTING CHAPTER 10.19 |) | Resolution No. |
| RECREATIONAL VEHICLE |) | |
| PARKING OF CITY MUNICIPAL CODE |) | |

Councilmember _____, offered the following resolution to Receive Public Comments, Waive 2nd Reading, and Adopt Ordinance Adding Chapter 10.19 Recreational Vehicle Parking of the Woodlake Municipal Code.

WHEREAS, the City of Woodlake wishes to add or amend the following ordinances:

CHAPTER 10.19 RECREATIONAL VEHICLE PARKING – The City of Woodlake is proposing to update recreational vehicle parking regulations by establishing setback and location guidelines

WHEREAS, the City of Woodlake wishes to amend the Municipal Code; and

WHEREAS, the City of Woodlake held a public hearing at the November 25, 2019 City Council meeting to receive comments regarding these ordinances; and

WHEREAS, the City Council Waived the 2nd reading on January 13, 2020.

NOW, THEREFORE, THE CITY OF WOODLAKE DOES RESOLVE to Receive Public Comments, Waive 2nd Reading, and Adopt Ordinance Adding Chapter 10.19 Recreational Vehicle Parking of the Woodlake Municipal Code.

The foregoing resolution was adopted upon a motion of Councilmember _____, and seconded by Councilmember _____, and carried by the following vote at the City Council meeting held on January 13, 2020.

AYES:
NOES:
ABSTAIN:
ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk

ORDINANCE NO. _____

AN ORDINANCE RESCINDING SECTION 10.19.040 AND AMENDING SECTION 10.19.020 AND ADDING SECTION 10.19.040 AND SECTION 10.9.050 OF CHAPTER 10.19 OF TITLE 10 OF THE WOODLAKE MUNICIPAL CODE, IMPLEMENTING REGULATION ON RECREATIONAL VEHICLES PARKING IN RESIDENTIAL ZONES.

THE CITY COUNCIL OF THE CITY OF WOODLAKE DOES ORDAIN AS FOLLOWS:

Section 1. PURPOSE. The provisions of this ordinance are intended in order to promote the public health, safety, comfort and general welfare of the community by regulating recreational vehicle parking in neighborhoods.

Section 2. CODE ENACTMENT. Section 10.19.020, Section 10.19.040 and section 10.9.050 of Title 10, Chapter 10.19 of the Woodlake Municipal Code is hereby enacted to read in its entirety as follows:

Sections:

10.19.020 - Definitions

"Boat" means a boat of any kind, whether self-propelled or propelled by any other means, including sailing vessels and all other structures adapted to be navigated on water from place to place for recreational purposes or for the transportation of merchandise or persons.

"Motor vehicle" means a passenger vehicle, truck, recreational vehicle, motorcycle, motor scooter, golf cart, or other similar self-propelled vehicle. "Motor vehicle" does not mean a motorized wheelchair, bicycle, tricycle or quadricycle.

"Property" means any real property not owned by the city, the federal or state government or any political subdivision or agency thereof.

"Recreational vehicle" means a motor vehicle designed and equipped for human habitation, including but not limited to a motor home, mini-motor home, camper/truck, house trailer, camper (not mounted on a truck).

10.19.040 - Recreational Vehicle Parking.

- A. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space or carport. An entirely enclosed space shall include an area surrounded by a solid wood fence or masonry wall of not less than six feet (6') in height.
- B. No recreational vehicle, boat, boat trailer, or other similar vehicle shall be stored or parked on any lot in any single-family residential district, except as follows:
 1. Side and rear yards when screened by a solid six foot (6') to seven foot (7') fence or hedge.
 - a. No such vehicle shall exceed the height specified for an accessory building.
 - b. No vehicle shall be parked or stored within five feet (5') of the rear property line unless the height of the vehicle is less than the height of the fence. This does not apply to properties with rear alleys.
 - c. There shall be a minimum clearance of two feet (2') between recreational vehicles or trailers and the side of the house or the fence when stored in the side yard.
 - d. A vehicle must be stored on a paved surface or any permanent hard surface, such as asphalt, concrete, pavers, bricks, or other masonry.
 2. Front yards
 - a. Motor homes, mini-motor homes, and camper/trucks not exceeding twenty-five feet (25') in length (as per the manufacturer's stated length) may be parked or stored upon a driveway subject to the limitations of this subsection.
 - b. The following shall not be parked or stored upon a driveway: any motor vehicle exceeding twenty-five feet (25') in length or any commercial vehicle unless such vehicle is a passenger vehicle, any nonmotorized vehicle or equipment
 - c. Any vehicle may be temporarily parked or stored upon a driveway for the purposes of loading or unloading persons or personal property or for the preparation of the vehicle or equipment in connection with the

commencement of or return from a planned trip, outing, or vacation. No such parking or storage shall exceed twenty-four (24) hours.

- d. Motor homes, mini-motor homes, or camper/trucks may be stored or parked in the front setback (driveway) only if it is physically impossible or impractical to park or store such vehicle in the side or rear yard, pursuant to this section, or in a garage or carport.
- e. No such vehicle shall be parked or stored within any part of a front yard or street side yard (on a corner lot) which is not a surfaced parking area.
- f. No such vehicle or equipment shall be parked or stored in such a manner that any portion overhangs the property line of that lot.
- g. No such vehicle shall be parked or stored in any sidewalk or other area of the street at the entrance of the driveway to the lot, except to the extent that it is necessary to temporarily leave a vehicle standing in such area in order to open or close a door or other enclosure to a garage, carport, or parking area on the lot, or to accomplish other similar necessary actions incidental to the ingress or egress of the vehicle to or from the lot; provided, however, any such temporary standing of a vehicle in any such area of the street shall not be a hazard to pedestrians, motorists, or vehicles on the street and shall not be in violation of any traffic or street parking regulation imposed pursuant to this Code or the Vehicle Code of the State.
- h. The front setback area shall be limited to a single motor home, mini-motor home, camper, boat or trailer.

C. All vehicles stored in a residential area shall be in an operable condition.

D. The on-street parking and storage of recreational vehicles shall be subject to the regulations of parking established in the Vehicle Code of the State.

1. No equipment or other nonvehicular property and no nonmotorized vehicle unattached to a motor vehicle shall be parked or stored in any residential street.

10.19.050 – Enforcement

A. The city administrator or designee is authorized to administer and enforce the provisions of this chapter. All enforcement officers to whom the city administrator has delegated enforcement responsibilities are authorized to

inspect property and to take any other appropriate enforcement action as may be reasonably necessary or convenient in order to carry out, administer or otherwise enforce the provisions of this chapter.

- B. Any private person who violates any provision of this chapter shall be subject to enforcement procedures for each violation through any lawful means available to the city, including without limitation, the administrative citation procedures or the general penalty provisions of Chapter 1.12.070.
- C. A violation of this chapter by any private person shall constitute a public nuisance which, in addition to any other potential remedies available, shall be subject to abatement by any lawful means including, but not limited to, the procedures in Chapter 8.28.

Section 3. CEQA REVIEW. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) [there is no possibility the activity in question may have a significant affirmative effect on the environment]. In addition to the foregoing general exemption, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Administrator is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

Section 4. NO LIABILITY. The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Woodlake, or any official, employee or agent thereof.

Section 5. PENDING ACTIONS. Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Woodlake hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 7. CONSTRUCTION. The City Council intends this ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Woodlake Municipal Code as amended by this ordinance are substantially the same as provisions in the Woodlake Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

Section 8. EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the enactment hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the _____, a newspaper printed and published in the City of Woodlake, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Woodlake, State of California, on _____, 2020 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Rudy Mendoza
Mayor, City of Woodlake

ATTEST: _____
Irene Zacarias
City Clerk

DRAFT

City of Woodlake

AGENDA ITEM V- E

January 13, 2020

Prepared by Jason Waters, City Staff

SUBJECT:

Action: Adoption of Resolutions: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 17.16 and Adding Chapter 17.61, Chapter 17.67 and Chapter 17.68 to the Woodlake Municipal Code.- **PUBLIC HEARING**

BACKGROUND:

The City of Woodlake is improving Zoning Regulations of local City Ordinances to see if there is a need to revise and/or add ordinances to improve general welfare in residential neighborhoods.

Chapter 17.16 Single Family Residential Zoning - The City of Woodlake is proposing to update the design standards for front yard paving.

Chapter 17.61 Regulation of Temporary Canopy Structures - The City of Woodlake is proposing to restrict temporary canopy structures in residential areas.

Chapter 17.67 Fence Ordinance - The City of Woodlake is proposing to establish design standards for fences in residential areas.

Chapter 17.68 Unimproved Lots- The City of Woodlake is proposing to establish regulations for unimproved or vacant lots in city limits.

DISCUSSION:

The purpose of this public hearing is to give citizens an opportunity to make their comments known regarding the proposed amendments and/or additions to the ordinances listed Chapter 17.16, Chapter 17.61, Chapter 17.67 and Chapter 17.68 to the Woodlake Municipal Code.

Front Yard Paving: This ordinance is intended to preserve residential character and streetscapes and minimize excessive storm water runoff from residential properties. The unregulated expansion of paved parking areas in front, rear and side yards interfering with the pattern of building and open areas in neighborhoods and can increase vehicle clutter by encouraging small parking lots in yard space which was intended to remain an open space or to be landscaped. Excessive paving has a negative impact on the neighborhood character and may negatively impact the city's storm water management system with increased runoff to the storm drain or into neighboring properties. The proposed ordinance would limit the percentage of the yard that can be paved and used as parking to no more than fifty (50) percent of the front yard. Paving would include cement, asphalt, pavers, bricks and masonry unless it is clearly a landscaping feature and will not be used as parking.

Temporary Canopies: There is a growing number of temporary canopy structures popping up in Woodlake. Many of these are being used as carports or storage areas in residential zones. They have become a fixture on the property and are no longer considered temporary. These structures violate setback requirements and are not to be considered an accessory structure. These structures are unsightly, may decrease the property values of the neighborhood and may pose as a fire hazard. This proposed ordinance would restrict these structures from being used as a carport or for storage and would not permit the use in front yard setbacks or street side yards and driveways. Temporary Canopies will be allowed to be used on a temporary basis for events for a seventy-two (72) hour consecutive period, no more than three (3) times a year.

Fence Ordinance: This ordinance would clarify and limit the type and heights of fencing allowed in residential areas. Currently, the City has a specific height requirement for front and back yard heights but does not have a specific regulation for the type of material used. The proposed ordinance would allow the following: Front and side yards will allow for chain-link, concrete or blocks, latticework, wood or wrought iron fencing at a height not taller than four (4) feet if the fence is more than fifty (50) percent opaque materials. Rear yards will allow for concrete or blocks, lattice work and wood fencing between the heights of six (6) feet and seven (7) feet.

Unimproved lots: This ordinance will restrict any vehicle, equipment, or storage on any vacant lot or unimproved lot in city limits regardless of the zoning. The ordinance will help enforce abandoned vehicles on empty lots.

All ordinances will include a penalty in accordance to the City's establish Administrative Fine amounts set in Chapter 1.12.070.

RECOMMENDATIONS:

Staff recommends to adopt the resolution to Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 17.16 and Adding Chapter 17.61, Chapter 17.67 and Chapter 17.68 to the Woodlake Municipal Code.

FISCAL IMPACT:

The General Fund will not be impacted through adoption of the amendments to the above said ordinances.

ATTACHMENTS:

1. Attachment No. 1: Draft 17.16 Residential Front Yard Paving Ordinance
2. Attachment No. 2: Draft 17.61 Regulation of Temporary Canopy Structures Ordinance
3. Attachment No. 3: Draft 17.67 Fence Ordinance
4. Attachment No. 4: Draft 17.68 Unimproved Lots Ordinance
5. Resolutions: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 17.16 and Adding Chapter 17.61, Chapter 17.67 and Chapter 17.68 to the Woodlake Municipal Code.

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

RECEIVING PUBLIC COMMENTS AND)
WAIVING THE 2ND READING) Resolution No.
AND ADOPTING CHAPTER 17.16,)
CHAPTER 17.61, CHAPTER 17.67)
AND CHAPTER 17.68)
OF CITY MUNICIPAL CODE)

Councilmember _____, Receive Public Comments, Waive 2nd Reading, and Adopt Ordinance Amending Chapter 17.16 and Adding Chapter 17.61, Chapter 17.67 and Chapter 17.68 to the Woodlake Municipal Code.

WHEREAS, the City of Woodlake wishes to add or amend the following ordinances:

CHAPTER 17.16 SINGLE FAMILY RESIDENTIAL ZONING - The City of Woodlake is proposing to update the design standards for front yard paving.

CHAPTER 17.61 REGULATION OF TEMPORARY CANOPY STRUCTURES - The City of Woodlake is proposing to restrict temporary canopy structures in residential areas.

CHAPTER 17.67 FENCE ORDINANCE - The City of Woodlake is proposing to establish design standards for fences in residential areas.

CHAPTER 17.68 UNIMPROVED LOTS - The City of Woodlake is proposing to establish regulations for unimproved or vacant lots in city limits.

WHEREAS, the City of Woodlake wishes to amend the Municipal Code; and

WHEREAS, the City of Woodlake held a public hearing at the November 25, 2019 City Council meetings to receive comments regarding these ordinances; and

WHEREAS, the City Council set the 2nd hearing date for January 13, 2020.

NOW, THEREFORE, THE CITY OF WOODLAKE DOES RESOLVE to Receive Public Comments, Waive 2nd Reading, and Adopt Ordinance Amending Chapter 17.16 and Adding Chapter 17.61, Chapter 17.67 and Chapter 17.68 to the Woodlake Municipal Code.

The foregoing resolution was adopted upon a motion of Councilmember _____, and seconded by Councilmember _____, and carried by the following vote at the City Council meeting held on January 13, 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 17.16.11 OF
CHAPTER 17.16 TO TITLE 17 OF THE MUNICIPAL
CODE OF THE CITY OF WOODLAKE, UPDATING
RESTRICTIONS ON DESIGN STANDARDS FOR
RESIDENTIAL FRONT YARD PAVING

THE CITY COUNCIL OF THE CITY OF WOODLAKE DOES ORDAIN AS
FOLLOWS:

Section 1. PURPOSE. The provisions of this ordinance are intended in order to promote the public health, safety, comfort and general welfare of the community by minimizing the potential of public nuisances through potential flooding of residential areas.

Section 2. CODE ENACTMENT. Section 17.16.11 within Title 17, Chapter 16.11 of the Woodlake Municipal Code is hereby enacted to read in its entirety as follows:

SECTION 17.16.11 - Design Standards.

The following standards shall apply to all single-family dwellings, including manufactured and mobile homes, which are constructed in the R-1 district.

- A. The minimum width of a single-family dwelling or a manufactured or mobile home shall be twenty (20) feet.
- B. Mobile homes must be certified under the National Manufactured Home Construction and Safety Act of 1974.
- C. All residential dwellings shall be attached to a permanent foundation.
- D. The roofs of all residential dwellings shall be composed of composition shingles, ceramic tiles, metal or wood shakes or shingles. The pitch of the roof shall be less than three inches of vertical rise over twelve (12) inches of horizontal run.
- E. The exterior siding of all residential dwellings shall be composed of wood, masonry, plaster, or metal sheathing.
- F. Siding shall extend to the ground, except when a solid concrete or masonry perimeter foundation or retaining wall is used in which case the siding material need only extend to the top of the foundation or wall.

- G. On residential property, no more than fifty (50) percent of the front yard may be paved unless such paving is pavers, bricks, or masonry and clearly designed as a landscape feature that precludes parking.
1. Front yard means the total area, extending across the full width of the lot, between the front façade of a dwelling and the front lot line, excluding the driveway.
 2. Driveway means a paved area providing the shortest direct route, at the minimum width necessary, between a public right-of-way driveway approach and the vehicular entrance to a garage or carport.
 3. Paving shall mean any permanent hard surface, such as asphalt, concrete, pavers, bricks, or other masonry.
- H. Any person, property or business in violation of this chapter shall be subject to the assessment of civil fines and penalties pursuant to the administrative procedures established in under be subject to an administrative fine or penalty up to the maximum amounts set forth by Woodlake Municipal Code Chapter 1.12.070.

Section 3. CEQA REVIEW. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) [there is no possibility the activity in question may have a significant affirmative effect on the environment]. In addition to the foregoing general exemption, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Administrator is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

Section 4. NO LIABILITY. The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Woodlake, or any official, employee or agent thereof.

Section 5. PENDING ACTIONS. Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor

shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Woodlake hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 7. CONSTRUCTION. The City Council intends this ordinance to supplement, not to duplicate or contradict, applicable State and Federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Woodlake Municipal Code as amended by this ordinance are substantially the same as provisions in the Woodlake Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

Section 8. EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the enactment hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the _____, a newspaper printed and published in the City of Woodlake, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Woodlake, State of California, on _____, 2020 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Rudy Mendoza
Mayor, City of Woodlake

ATTEST: _____
Irene Zacarias
City Clerk

DRAFT

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAKE ADDING CHAPTER 17.61 TO TITLE 17 OF THE MUNICIPAL ZONING CODE REGULATING TEMPORARY CANOPY STRUCTURES.

THE CITY COUNCIL OF THE CITY OF WOODLAKE DOES ORDAIN AS FOLLOWS:

Section 1. PURPOSE. The provisions of this ordinance are intended in order to promote the public health, safety, comfort and general welfare of the community by minimizing the potential of public nuisances and blight on residential neighborhoods.

Section 2. CODE ADOPTION. Chapter 17.61 of Title 17 is hereby enacted and added to the City of Woodlake Municipal Code to read in its entirety as follows:

Chapter 17.61

Regulation of Temporary Canopies Structures in Residential Zones

Sections:

17.61.010. Definitions

17.61.020. Standards and Procedures

17.61.030. Exceptions

17.61.040. Violations

17.61.010. Definitions.

For the purposes of this Section, the following words and phrases shall be construed to have the meanings herein set forth.

a. "Canopy Structures" shall mean all structures, canopies, temporary carports, membrane structures or other canopies that are temporary coverings of plastic, cloth, nylon, aluminum, metal or other similar materials supported by a frame, including, but not limited to, prefabricated canopies available from retail outlets.

b. "Property" shall mean the real property or parcel of land or real estate as specified.

c. "Temporary" shall mean a maximum of seventy-two (72) hours.

17.61.020. Standards and Procedures

Temporary canopy structures shall, comply with the following standards and procedures:

- a. Canopy structures shall not be allowed in driveways, front yard setback areas or side yard setback areas.
- b. Canopy structures shall not exceed a height of seven feet (7') from grade to the highest point of such temporary structure.
- c. Canopy structures shall not be attached to a residence, accessory structure or other improvement.
- d. Canopy structures shall not be used as carports nor be installed over a driveway or used for vehicle storage.
- e. No parking or storage shall be permitted in temporary canopy structures.
- f. Canopy structures may remain for a maximum of seventy-two (72) consecutive hours per three (3) month period.
- g. Canopy structures shall be open on all sides.
- h. Canopy structures may only be located in rear yards and shall be located a minimum of five feet (5') from the side and rear property lines.
- i. Canopy structures shall be located a minimum of eleven feet (11') from residences, accessory structures, or other improvements.
- j. Canopy structures shall not be larger than one hundred and fifty (150) square feet.
- k. Canopy structures in residential zones that exist at the time of this ordinance shall be removed immediately or comply with section 17.61.020 (f)
- l. Canopy structures are not allowed in Commercial or Industrial zones.
- m. Canopy structures that block visibility to a residence from a public right-of-way for privacy purposes, which otherwise meet the requirements herein, may be permitted for a time that exceeds seventy-two (72) hours with the approval of the Community Development Director.

17.61.030. Exceptions

A. A permit may be issued administratively for a temporary canopy structure for special family or service events. Such exception shall not exceed seventy-two (72) hours and shall not be approved more than three (3) times per calendar year per property.

B. Nothing in this Chapter shall be deemed to affect or impair the City's right to determine that any property is being maintained in such a way as to constitute a violation pursuant to the provisions of this Chapter.

17.61.040. Violations

A. Any person who violates any provisions of any ordinance enacted by the city, as amended from time to time, or any person who owns property upon which a violation exists, irrespective of whether that person caused the violation, shall be subject to an administrative fine or penalty up to the maximum amounts set forth by Woodlake Municipal Code Chapter 1.12.070. and authorized by Government Code Section 53069.4.

B. Each and every day that a violation of any city ordinance exists shall constitute a separate and distinct violation.

Section 3. CEQA REVIEW. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) [there is no possibility the activity in question may have a significant affirmative effect on the environment]. In addition to the foregoing general exemption, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Administrator is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

Section 4. NO LIABILITY. The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Woodlake, or any official, employee or agent thereof.

Section 5. PENDING ACTIONS. Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Woodlake hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 7. CONSTRUCTION. The City Council intends this ordinance to supplement, not to duplicate or contradict, applicable State and Federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Woodlake Municipal Code as amended by this ordinance are substantially the same as provisions in the Woodlake Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

Section 8. EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the enactment hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the _____, a newspaper printed and

published in the City of Woodlake, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Woodlake, State of California, on _____, 2020 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

DRAFT

Rudy Mendoza
Mayor, City of Woodlake

ATTEST:

Irene Zacarias
City Clerk

ORDINANCE NO. _____

AN ORDINANCE ADDING 17.67 AND AMENDING SECTIONS 17.16.08, 17.18.09 AND 17.20.07 OF TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF WOODLAKE, UPDATING LANGUAGE FOR ZONING

THE CITY COUNCIL OF THE CITY OF WOODLAKE DOES ORDAIN AS FOLLOWS:

Section 1. PURPOSE. The provisions of this ordinance are intended to establish requirements for fences, walls, and hedges of the Woodlake Municipal Code in order to promote the public health, safety, comfort and general welfare of the community by establishing screening and to prevent visual obstructions at street intersections to consistent with the General Plan.

Section 2. CODE ENACTMENT. Section 17.67 within Title 17 of the Woodlake Municipal Code is hereby enacted to read in its entirety as follows:

17.67 – Fence Ordinance

Sections:

17.67.010 Requirements

17.67.020 Penalties

17.67.010 – Requirements

A. Purpose. The purpose of this section is to establish requirements for fences, walls, and hedges to ensure that these elements:

1. Minimize screening of scenic views and sunlight;
2. Provide adequate buffering between different land uses;
3. Provide suitable screening of allowable outdoor equipment and activities;
4. Prevent visual obstructions at street and highway intersections; and

5. Are designed to provide aesthetic enhancement of commercial and industrial land uses.

B. Applicability

1. All fences, walls, and hedges. The provisions of this section shall apply to all fences, walls, and hedges in Zones:
 - a. Single Residential Family (R-1) Section 17.16 of the Woodlake Municipal Code
 - b. Multiple Family Residential (RM) Section 17.18 of the Woodlake Municipal Code
 - c. Professional Office (PO) Section 17.20 of the Woodlake Municipal Code
2. Site plan review. Fences and walls for housing projects are subject to site plan review in compliance with Chapter 54 of this title.
3. Exemptions. These regulations do not apply to fences or walls required by regulations of a State or Federal agency, or by the City for reasons of public safety, or to retaining walls which adjoin land uses.

C. General height limitations. Fences, walls, and hedges may be erected and properly maintained to the heights identified below and measured from the highest adjoining finish grade.

1. Front and street side yards three feet (3') Maximum height allowed. A fence may be four feet (4') if more than 50 percent (50%) of the fencing is see-through.
2. Rear and Interior side yards wall equal to a minimum of six feet (6') and a maximum of seven feet (7') in height

D. Measurement of fence or wall height. Where there is a difference in the ground level (e.g., finish grade) between two (2) adjoining parcels, the height of a fence or wall constructed along the common property line shall be determined by using the highest finish grade.

E. Walls along arterial and collector streets. If a wall is required, or if the developer of a site located along either an arterial or collector street chooses to install (or is required to

install) a wall, the wall shall be installed and maintained in compliance with the following requirements:

1. Arterial and collector streets. A combination of a landscaped berm and wall equal to a minimum of six feet (6') and seven feet (7') in height
2. Wall height. The wall should be a minimum of six feet (6') in height as measured from the highest-grade side.

F. Allowable fence materials. All fences, constructed or installed within the City shall be limited to the following materials, or combination of materials:

1. Front and street side yards

- a. Chain link;
- b. Concrete/block;
- c. Latticework fencing;
- d. Wood; and
- e. Wrought iron.

2. Rear and Interior side yards

- a. Concrete/block;
- b. Latticework fencing; and
- c. Wood.

G. Special fence and wall requirements.

1. Temporary fencing. Temporary fencing may be necessary to protect archaeological or historic resources and/or trees during site preparation and construction. Temporary fencing for these purposes shall be subject to the review and approval of the Director.
2. Swimming pool enclosure required.

a. Swimming pools shall be entirely enclosed by structures, fences or walls in compliance with California Government Code Section 115920 - The Swimming Pool Act.

b. Such fences shall have a minimum height of five (5') feet. Such fences shall be substantial and shall be constructed so there are no openings greater than three (3') inches when all gates are closed. All gates, five (5') feet or less in width, in enclosing fences shall be self-closing and self-latching. All gates greater than five (5') feet in width shall be provided with a means of latching said gate closed. All latches on gates in enclosing fences shall be a minimum of four (4') feet above grade. No pool shall be filled with water until the enclosing fence has been constructed and approved by the Building Inspector. Surrounding structures, existing fences and gates shall suffice for this requirement if they comply with all requirements of this section as determined by the Building Inspector.

H. The City reserves the right to remove, at the expense of the owner of the property or properties enclosed by the fence, any fence in a public easement in any emergency.

17.67.050 – Penalties

A violation of this Chapter is not punishable as an infraction or misdemeanor, a violation of this Chapter is punishable only by an administrative fine. Any person who violates any provisions of any ordinance enacted by the city, as amended from time to time, or any person who owns property upon which a violation exists, irrespective of whether that person caused the violation, shall be subject to an administrative fine or penalty up to the maximum amounts set forth by Woodlake Municipal Code Chapter 1.12.070.

Persons cited for violating this Chapter may request an administrative appeal hearing as permitted by Woodlake Municipal Code Chapter 1.12.120.

Section 17.16.08 – Fences, Walls and Hedges.

Fences, Walls and Hedges shall be consistent with the requirements detailed in Chapter 17.67 of the Woodlake Municipal Code.

Section 17.18.09 – Fences, Walls and Hedges.

Fences, Walls and Hedges shall be consistent with the requirements detailed in Chapter 17.67 of the Woodlake Municipal Code.

Section 17.20.07 – Fences, Walls and Hedges.

Fences, Walls and Hedges shall be consistent with the requirements detailed in Chapter 17.67 of the Woodlake Municipal Code.

Section 3. CEQA REVIEW. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) [there is no possibility the activity in question may have a significant affirmative effect on the environment]. In addition to the foregoing general exemption, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Administrator is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

Section 4. NO LIABILITY. The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Woodlake, or any official, employee or agent thereof.

Section 5. PENDING ACTIONS. Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Woodlake hereby declares that it would have adopted each section, subsection,

subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 7. CONSTRUCTION. The City Council intends this ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Woodlake Municipal Code as amended by this ordinance are substantially the same as provisions in the Woodlake Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

Section 8. EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the enactment hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the _____, a newspaper printed and published in the City of Woodlake, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Woodlake, State of California, on _____, 2020 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Rudy Mendoza
Mayor, City of Woodlake

ATTEST: _____
Irene Zacarias
City Clerk

DRAFT

ORDINANCE NO. _____

AN ORDINANCE ADDING SECTION 17.68.05 OF
CHAPTER 17.68 TO TITLE 17 OF THE MUNICIPAL
CODE OF THE CITY OF WOODLAKE, UPDATING
RESTRICTIONS ON UNIMPROVED LOTS

THE CITY COUNCIL OF THE CITY OF WOODLAKE DOES ORDAIN AS
FOLLOWS:

Section 1. PURPOSE. The provisions of this ordinance are intended in order to promote the public health, safety, comfort and general welfare of the community by minimizing the potential of public nuisances on unimproved lots.

Section 2. CODE ENACTMENT. Section 17.68.05 within Title 17, Chapter 68.05 of the Woodlake Municipal Code is hereby enacted to read in its entirety as follows:

17.68.05 – Unimproved Lots

Vacant or unimproved lots shall not be used as vehicle parking facilities and/or outdoor storage of equipment, construction equipment, and similar uses unless fenced appropriately, as determined by Site Plan Review Committee per Chapter 17.54 of the Woodlake Municipal Code.

Section 3. CEQA REVIEW. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) [there is no possibility the activity in question may have a significant affirmative effect on the environment]. In addition to the foregoing general exemption, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Administrator is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

Section 4. NO LIABILITY. The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Woodlake, or any official, employee or agent thereof.

Section 5. PENDING ACTIONS. Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Woodlake hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 7. CONSTRUCTION. The City Council intends this ordinance to supplement, not to duplicate or contradict, applicable State and Federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Woodlake Municipal Code as amended by this ordinance are substantially the same as provisions in the Woodlake Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

Section 8. EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the enactment hereof a certified copy of this ordinance shall be posted in the

office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the _____, a newspaper printed and published in the City of Woodlake, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Woodlake, State of California, on _____, 2020 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Rudy Mendoza
Mayor, City of Woodlake

ATTEST:

Irene Zacarias
City Clerk

City of Woodlake

AGENDA ITEM V-F

January 13, 2020

Prepared by Jason Waters, City Staff

SUBJECT:

Action: Adoption of Resolutions: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 8.12 and Chapter 8.36 to the Woodlake Municipal Code –
PUBLIC HEARING

BACKGROUND:

The City of Woodlake is undergoing a review of local City Ordinances to update fire related regulations in compliance with local and state regulations.

Chapter 8.12 Prohibited Fireworks - The City of Woodlake is proposing to update the prohibited fireworks and penalties.

Chapter 8.36 Opening Burning - The City of Woodlake is proposing to update the opening burning restrictions, allowable uses and penalties for violations.

DISCUSSION:

The purpose of this public hearing is to give citizens an opportunity to make their comments known regarding the proposed amendments and/or additions to the ordinances listed Chapter 8.12 and Chapter 8.36 to the Woodlake Municipal Code.

Chapter 8.12 Prohibited Fireworks: The language that defines “Prohibited Fireworks” has been updated to be more specific on what is a dangerous firework in California. The current ordinance gives the city the option to cite for a misdemeanor infraction with a fine of \$500.00. The proposed ordinance includes the city administrative fine structure that is imposed under authority of Government Code, Section 53069.4 and Health and Safety Code, Section 12557; and the police power of the City of Woodlake.

Chapter 8.36 Opening Burning: The draft ordinance mirrors the current policies of the San Joaquin Valley Air Pollution Control District. The draft ordinance gives a detailed description of what is allowed and what is illegal. The proposed ordinance includes the city administrative fine structure that is imposed under authority of Government Code, Section 53069.4 and Health and Safety Code, Section 12557; and the police power of the City of Woodlake.

RECOMMENDATIONS:

Staff recommends to adopt the resolution to Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 8.12 and Chapter 8.36 to the Woodlake Municipal Code.

FISCAL IMPACT:

The General Fund will not be impacted through adoption of the amendments to the above said ordinances.

ATTACHMENTS:

1. Draft 8.12 Prohibited Fireworks Ordinance
2. Draft 8.36 Opening Burning Ordinance
3. Resolutions: Receive Public Comments, Waive 2nd Reading and Adopt Ordinance Amending Chapter 8.12 and Chapter 8.36 to the Woodlake Municipal Code.

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

RECEIVING PUBLIC COMMENTS AND)
WAIVING THE 2ND READING) Resolution No.
AND ADOPTING CHAPTER 8.12)
PROHIBITED FIREWORKS)
AND CHAPTER 8.36 OPEN BURNING)
OF CITY MUNICIPAL CODE)

Councilmember _____, Receive Public Comments, Waive 2nd Reading, and Adopt Ordinance Amending Chapter 8.12 and Chapter 8.36 to the Woodlake Municipal Code.

WHEREAS, the City of Woodlake wishes to add or amend the following ordinances:

CHAPTER 8.12 PROHIBITED FIREWORKS - The City of Woodlake is proposing to update the prohibited fireworks and penalties.

CHAPTER 8.36 OPENING BURNING - The City of Woodlake is proposing to update the opening burning restrictions, allowable uses and penalties for violations.

WHEREAS, the City of Woodlake wishes to amend the Municipal Code; and

WHEREAS, the City of Woodlake held a public hearing at the November 25, 2019 City Council meetings to receive comments regarding these ordinances; and

WHEREAS, the City Council set the 2nd hearing date for January 13, 2020.

NOW, THEREFORE, THE CITY OF WOODLAKE DOES RESOLVE to Receive Public Comments, Waive 2nd Reading, and Adopt Ordinance Amending Chapter 8.12 and Chapter 8.36 to the Woodlake Municipal Code.

The foregoing resolution was adopted upon a motion of Councilmember _____, and seconded by Councilmember _____, and carried by the following vote at the City Council meeting held on January 13, 2020.

AYES:
NOES:
ABSTAIN:
ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk

ORDINANCE NO. _____

AN ORDINANCE RESCINDING SECTION 8.12.080 AND ADDING SECTION 8.12.080 and SECTION 8.12.090 OF CHAPTER 8.12 TO TITLE 8 OF THE MUNICIPAL CODE OF THE CITY OF WOODLAKE, UPDATING RESTRICTIONS ON PUBLIC DISPLAY OF FIREWORKS RESTRICTIONS AND PENALTIES FOR VIOLATIONS.

THE CITY COUNCIL OF THE CITY OF WOODLAKE DOES ORDAIN AS FOLLOWS:

Section 1. PURPOSE. The provisions of this ordinance are intended in order to promote the public health, safety, comfort and general welfare of the community by minimizing the potential of public nuisance through the limit the number of animals permitted on a residential property.

Section 2. CODE ENACTMENT. Section 8.12.080 and Section 8.12.090 within Title 8, Chapter 8.12 of the Woodlake Municipal Code is hereby enacted to read in its entirety as follows:

SECTION 8.12.080: Prohibited fireworks.

Nothing in this chapter shall allow for display, possession, use, storage, and sale of those fireworks classified as dangerous fireworks in California Health and Safety Code, Section 1205 et seq. or the possession, use, storage, and sale of Safe and Sane fireworks on or at dates, times, and/or locations other than those permitted by this Section. The administrative fines are imposed under authority of Government Code, Section 53069.4; Health and Safety Code, Section 12557; and the police power of the City of Woodlake.

SECTION 8.12.090: Violation - Penalty.

In addition to any other remedy authorized by this chapter or applicable law, any person or entity who possesses, uses, stores, sells and/or displays dangerous fireworks as classified in State Fireworks Law, currently the California Health and Safety Code Section 12505 et seq., shall be subject to an administrative penalty, as set forth in this chapter and authorized by Section 53069.4 of the California Government Code.

The fire code official or his designee shall seize, take, remove or cause to be removed, at the expense of the owner, all stocks of fireworks offered or exposed for sale, stored or held in violation of this Section.

Section 3. CEQA REVIEW. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) [there is no possibility the activity in question may have a significant affirmative effect on the environment]. In addition to the foregoing general exemption, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Manager is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

Section 4. NO LIABILITY. The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Woodlake, or any official, employee or agent thereof.

Section 5. PENDING ACTIONS. Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Woodlake hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 7. CONSTRUCTION. The City Council intends this ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Woodlake Municipal Code as amended by this ordinance are substantially the same as provisions in the Woodlake Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

Section 8. EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the enactment hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the _____, a newspaper printed and published in the City of Woodlake, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Woodlake, State of California, on _____, 2020 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Rudy Mendoza
Mayor, City of Woodlake

ATTEST:

Irene Zacarias
City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 8.36.010, AND
ADDING SECTION 8.36.020 AND SECTION 8.36.030 OF
CHAPTER 8.36 TO TITLE 8 OF THE MUNICIPAL CODE
OF THE CITY OF WOODLAKE, UPDATING
RESTRICTIONS ON OPEN BURNING AND
ASSOCIATED PENALTIES FOR VIOLATIONS

THE CITY COUNCIL OF THE CITY OF WOODLAKE DOES ORDAIN AS
FOLLOWS:

Section 1. PURPOSE. The provisions of this ordinance are intended in order to promote the public health, safety, comfort and general welfare of the community by minimizing the potential of public nuisance and fire hazards by adding additional restrictions and clarification to the open burning ordinance.

Section 2. CODE ENACTMENT. Section 8.36.010 within Title 8, Chapter 8.36 of the Woodlake Municipal Code is hereby enacted to read in its entirety as follows:

SECTION 8.36.010: Restricted.

1. No person shall kindle or maintain any bonfire or shall knowingly furnish the material for any such fire or authorize any such fire to be kindled or maintained, or shall burn or incinerate any material, refuse or rubbish of any kind, on or in any street, alley, road, lane or public grounds, or upon any private property lot.
2. Open burning that is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such fire hazardous shall be prohibited.
3. Open burning in violation of the rules or regulations promulgated by the San Joaquin Valley Air Pollution Control District.
4. The fire code official or designee is authorized to order, or effect the immediate extinguishment of any open burning when in the opinion of the fire code official or designee it is reasonably necessary for safety and protection of life and health, and may issue administrative citations and seek to recover cost in accordance with Chapter 8.28 Nuisance, section 8.28.050

SECTION 8.36.020: Allowed.

1. Outdoor cooking fires

- a. All cooking fires shall be in constant attendance, located an adequate distance away from a structure or combustible material and have adequate means available to extinguish a fire.
- b. Cooking fires operated at a one or two family dwelling used for preparing food for human consumption do not require a permit and are permitted by this chapter.
- c. When using a barbecue, grill and/or pit barbecue in a commercial setting, a conditional use permit shall be obtained and operations shall be in compliance with the California Fire Code and Tulare County Health Department.

2. Outdoor fireplace.

Outdoor fireplaces are allowed if they comply with the following conditions:

- a. Shall not be used on a “wood burning device use prohibited” day as determined by the San Joaquin Valley Air Pollution Control District.
- b. Fuel is to be clean, dry wood and/or charcoal without coatings or preservatives. No debris, trash, garbage, demolition materials or yard waste shall be burned.
- c. The fire is contained in a fire bowl, fire pit, chiminea or outdoor fireplace that has a fire area not larger than three (3) feet in diameter and one (1) foot in height.
- d. A homemade fire bowl or pit is permitted if the fire area is not larger than three feet in diameter and one foot in height, and constructed of noncombustible material that contains the fire and its embers.
- e. An outdoor fireplace shall not be operated within 15 feet of a structure or combustible material. Exception: Outdoor fireplaces used at one and two family dwellings.
- f. Conditions such as dry weeds or other hazards that are nearby or may cause a fire to spread from the outdoor fireplace shall be eliminated prior to ignition.

SECTION 8.36.030: Violation - Penalty.

In addition to any other remedy authorized by this chapter, applicable law, or any violation adopted by the State Fire Marshal Pursuant Section 13000 et seq., shall

be subject to an administrative penalty, enforcement, and collection proceeding, as set forth in this chapter and authorized by Section 53069.4 of the California Government Code. A person is guilty of a separate offense each day during which he commits, continues, or permits a violation of this chapter or of any regulation adopted pursuant to this chapter.

Section 3. CEQA REVIEW. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) [there is no possibility the activity in question may have a significant affirmative effect on the environment]. In addition to the foregoing general exemption, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Manager is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

Section 4. NO LIABILITY. The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Woodlake, or any official, employee or agent thereof.

Section 5. PENDING ACTIONS. Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Woodlake hereby declares that it would have adopted each section, subsection,

subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 7. CONSTRUCTION. The City Council intends this ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Woodlake Municipal Code as amended by this ordinance are substantially the same as provisions in the Woodlake Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

Section 8. EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the enactment hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the _____, a newspaper printed and published in the City of Woodlake, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Woodlake, State of California, on _____, 2020 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Rudy Mendoza
Mayor, City of Woodlake

ATTEST: _____
Irene Zacarias
City Clerk

DRAFT

City of Woodlake

AGENDA ITEM V-G

January 13, 2020

Prepared by Jason, Waters, City Staff

SUBJECT:

Action: Adoption of Resolution: Approval of the Woodlake Reorganization Project – **Public Hearing**

BACKGROUND

The City intends to annex, amend the land use through a General Plan Amendment, and/or change the zone in five distinct areas, in and just north of the City of Woodlake. The City is also proposing a residential development within a portion of the site to be annexed for the construction of up to 90 residential units.

DISCUSSION:

The City intends to annex, amend the land use through a General Plan Amendment (GPA), and/or change the zone in five distinct areas, as described below:

Area A

Area A consists of APN 057-060-028 and -029. The City intends to annex the 38-acre Area A into city limits, change the land use designation from “Agriculture” to “Low Density Residential”, give it a zone designation of R-1-10 and develop up to 90 single family units, as described in further detail under “Residential Development”. See Attachments 1, 2 and 4.

Area B

These parcels along Valencia Blvd. are within the city limits and are currently zoned R-1-7 with a land use designation of “Very Low Density Residential”. These parcels will be rezoned to RA and the land use will be changed to “Low Density Residential”. See Attachment 3.

Area C

These parcels are designated as “Very Low Density Residential”. These parcels will be annexed into the city limits, zoned as RA and re-designated as “Low Density Residential”.

Area D

This parcel (APN 061-010-015) is currently within the SOI and designated as “Neighborhood Commercial”. This parcel will be annexed and zoned as Neighborhood Commercial. The land use designation will not change.

Area E

APN 061-010-016 is within the city limits with a current land use designation of Neighborhood Commercial, which will remain. The site currently is zoned as R-1-7 and will be rezoned as Neighborhood Commercial to match the land use designation.

Residential Development

The City is proposing a residential development within Area A for the development of up to 90 single-family residential units, as demonstrated in the conceptual site plan provided in Attachment 4. The development will hook up to City water and sewer and includes a stormwater basin to hold all storm drainage on-site.

The project consists of three separate actions:

General Plan Amendments

The City is proposing to change the General Plan Land Use designations of Area A, Area B, and Area C.

| Area | APNs | Current Land Use | Proposed Land Use |
|--------|--|------------------------------|-------------------------------------|
| Area A | 057-060-028, 057-060-029. | Agriculture | Low Density Residential |
| Area B | 061-010-007, 061-010-017, 061-010-005, 061-010-004, 061-010-003, 061-010-002, 061-010-019, 061-010-020 | Very Low Density Residential | Low Density Residential |
| Area C | 061-010-008, 061-010-018, 061-010-010, 061-010-011, 061-010-012, 061-010-013, 061-010-014 | Very Low Density Residential | Low Density Residential |
| Area D | 061-010-015 | Neighborhood Commercial | Neighborhood Commercial (No Change) |
| Area E | 061-010-016 | Neighborhood Commercial | Neighborhood Commercial (No Change) |

Zoning Amendments

The City is proposing to change the Zoning designations of Area A, Area B, Area C, Area D and Area E.

| Area | APNs | Current Zoning | Proposed Zoning |
|--------|--|-----------------|-----------------|
| Area A | 057-060-028, 057-060-029. | AE- 20 (County) | R-1-10 |
| Area B | 061-010-007, 061-010-017, 061-010-005, 061-010-004, 061-010-003, 061-010-002, 061-010-019, 061-010-020 | R-1-7 | RA |

| | | | |
|--------|---|----------------|----|
| Area C | 061-010-008, 061-010-018, 061-010-010, 061-010-011, 061-010-012, 061-010-013, 061-010-014 | AE-20 (County) | RA |
| Area D | 061-010-015 | AE-20 (County) | CN |
| Area E | 061-010-016 | R-1-7 | CN |

Annexations

The City is proposing to Annex of Area A, Area C and Area D.

| Area | APNs | Current Jurisdiction | Proposed Jurisdiction |
|--------|--|----------------------|------------------------------|
| Area A | 057-060-028, 057-060-029. | Tulare County | City of Woodlake |
| Area B | 061-010-007, 061-010-017, 061-010-005, 061-010-004, 061-010-003, 061-010-002, 061-010-019, 061-010-020 | City of Woodlake | City of Woodlake (No Change) |
| Area C | 061-010-008, 061-010-018, 061-010-010, 061-010-011, 061-010-012, 061-010-013, 061-010-014 | Tulare County | City of Woodlake |
| Area D | 061-010-015 | Tulare County | City of Woodlake |
| Area E | 061-010-016 | City of Woodlake | City of Woodlake (No Change) |

A Mitigated Negative Declaration was approved for the project and concluded that no significant environmental impacts will occur as a result of the Project.

The Reorganization Project also would require a Sphere of Influence amendment for Area A as part of the annexation.

The Planning Commission recommended approval for this project at their December 18th meeting. The City also received public comments from neighboring property owners who had questions about the proposed housing development located at Area A.

RECOMMENDATIONS:

That the Woodlake City Council approve the Woodlake Reorganization Project.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Site Location Map
2. Project Area A Map
3. Project Area B,C,D and E Map
4. Conceptual Residential Site Plan
5. Woodlake Zoning Map
6. Woodlake Land Use Map
7. County Zoning Map
8. Resolution: Approve Woodlake Reorganization Project

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

APPROVAL OF THE WOODLAKE)
REORGANIZATION PROJECT) Resolution No.

Councilmember _____, offered the following resolution and moved its adoption. That the Woodlake City Council approves Woodlake Reorganization Project.

WHEREAS, the project consists of the following:

General Plan Amendments

The City is proposing to change the General Plan Land Use designations of Area A, Area B, and Area C.

| Area | APNs | Current Land Use | Proposed Land Use |
|--------|--|------------------------------|-------------------------------------|
| Area A | 057-060-028, 057-060-029. | Agriculture | Low Density Residential |
| Area B | 061-010-007, 061-010-017, 061-010-005, 061-010-004, 061-010-003, 061-010-002, 061-010-019, 061-010-020 | Very Low Density Residential | Low Density Residential |
| Area C | 061-010-008, 061-010-018, 061-010-010, 061-010-011, 061-010-012, 061-010-013, 061-010-014 | Very Low Density Residential | Low Density Residential |
| Area D | 061-010-015 | Neighborhood Commercial | Neighborhood Commercial (No Change) |
| Area E | 061-010-016 | Neighborhood Commercial | Neighborhood Commercial (No Change) |

Zoning Amendments

The City is proposing to change the Zoning designations of Area A, Area B, Area C, Area D and Area E.

| Area | APNs | Current Zoning | Proposed Zoning |
|--------|--|-----------------|-----------------|
| Area A | 057-060-028, 057-060-029. | AE- 20 (County) | R-1-10 |
| Area B | 061-010-007, 061-010-017, 061-010-005, 061-010-004, 061-010-003, 061-010-002, 061-010-019, 061-010-020 | R-1-7 | RA |
| Area C | 061-010-008, 061-010-018, 061-010-010, 061-010-011, 061-010-012, 061-010-013, 061-010-014 | AE-20 (County) | RA |
| Area D | 061-010-015 | AE-20 (County) | CN |
| Area E | 061-010-016 | R-1-7 | CN |

Annexations and SOI Amendment

The City is proposing to Annex of Area A, Area C and Area D and Amend the Sphere of Influence to include Area A.

| Area | APNs | Current Jurisdiction | Proposed Jurisdiction |
|--------|--|----------------------|------------------------------|
| Area A | 057-060-028, 057-060-029. | Tulare County | City of Woodlake |
| Area B | 061-010-007, 061-010-017, 061-010-005, 061-010-004, 061-010-003, 061-010-002, 061-010-019, 061-010-020 | City of Woodlake | City of Woodlake (No Change) |
| Area C | 061-010-008, 061-010-018, 061-010-010, 061-010-011, 061-010-012, 061-010-013, 061-010-014 | Tulare County | City of Woodlake |
| Area D | 061-010-015 | Tulare County | City of Woodlake |
| Area E | 061-010-016 | City of Woodlake | City of Woodlake (No Change) |

WHEREAS, a public meeting notice was published in the Foothill Sun Gazette prior to the meeting and neighboring properties were notified consistent with the Woodlake Municipal Code; and

WHEREAS, the project has an approved Mitigated Negative Declaration; and

WHEREAS, the Planning Commission held a public meeting on this matter, reviewed the staff report prepared on this proposed project and has recommended approval of the project.

NOW, THEREFORE, BE IT RESOLVED that the Woodlake City Council hereby approves the Woodlake Reorganization Project.

The foregoing resolution was adopted upon a motion of Councilmember _____, and seconded by Councilmember _____, and carried by the following vote at the City Council meeting held on January 13, 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk

Figure 1 – Location



Figure 2 – Project Area A



Figure 3 – Project Areas B, C, D and E

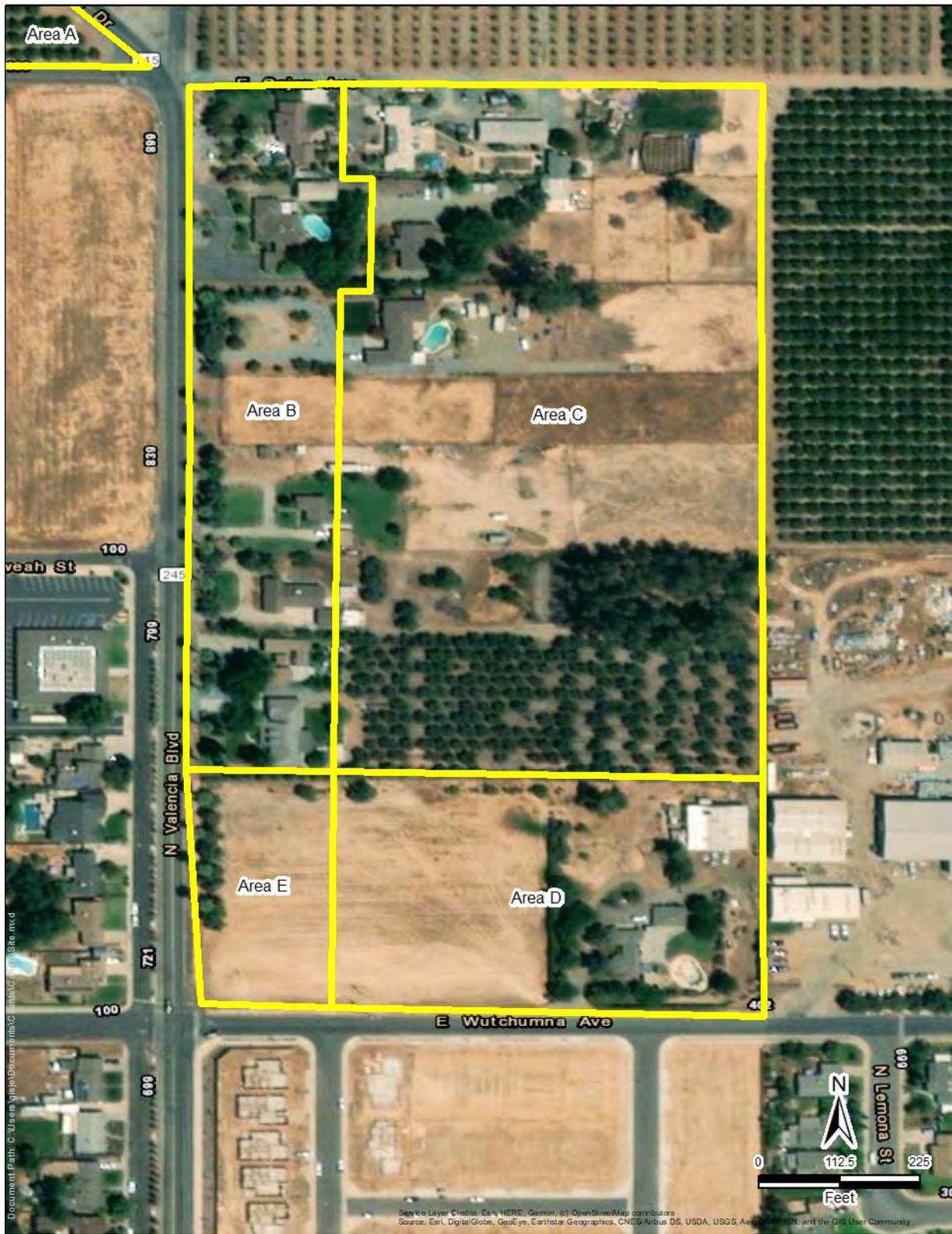
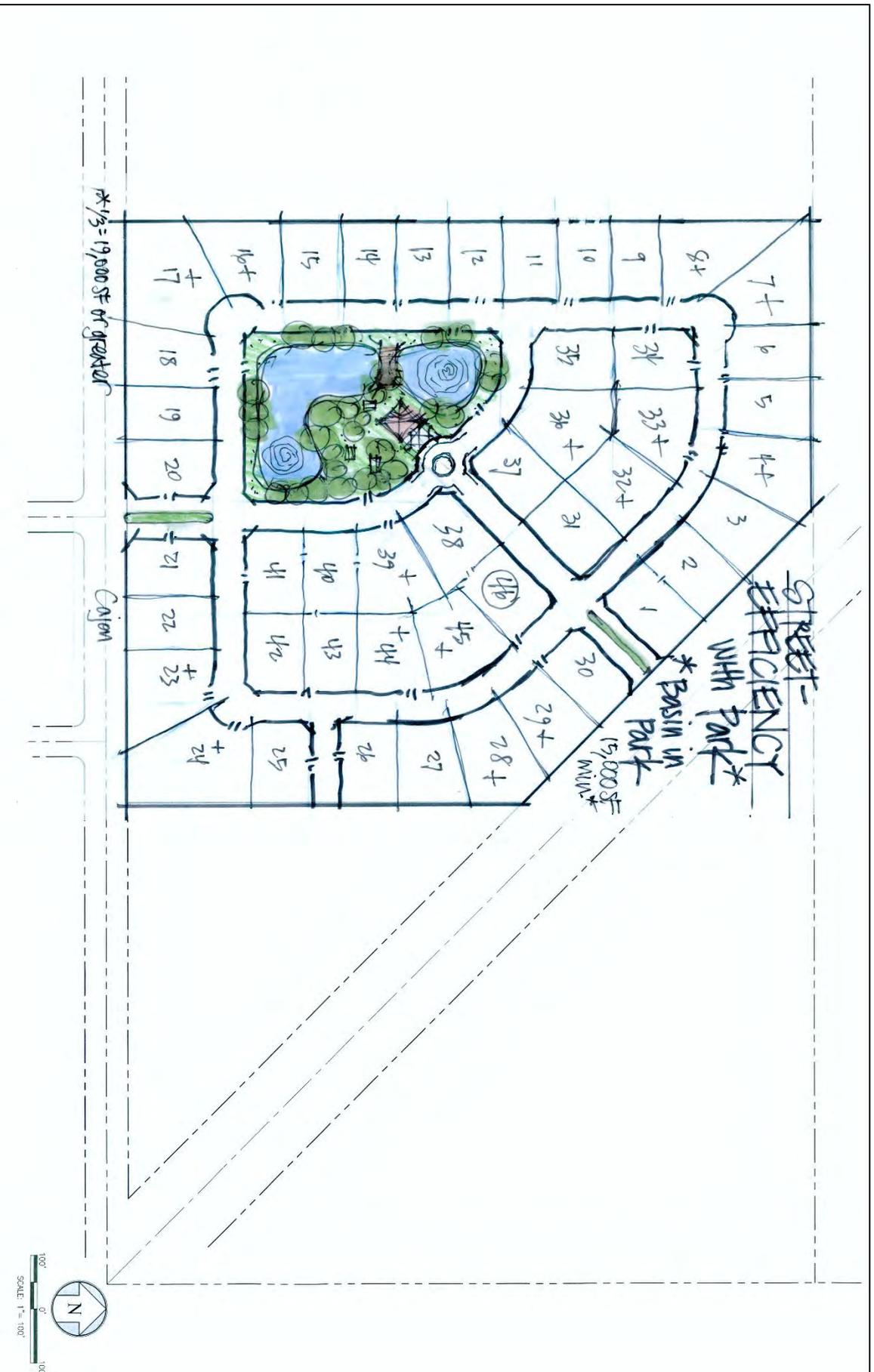
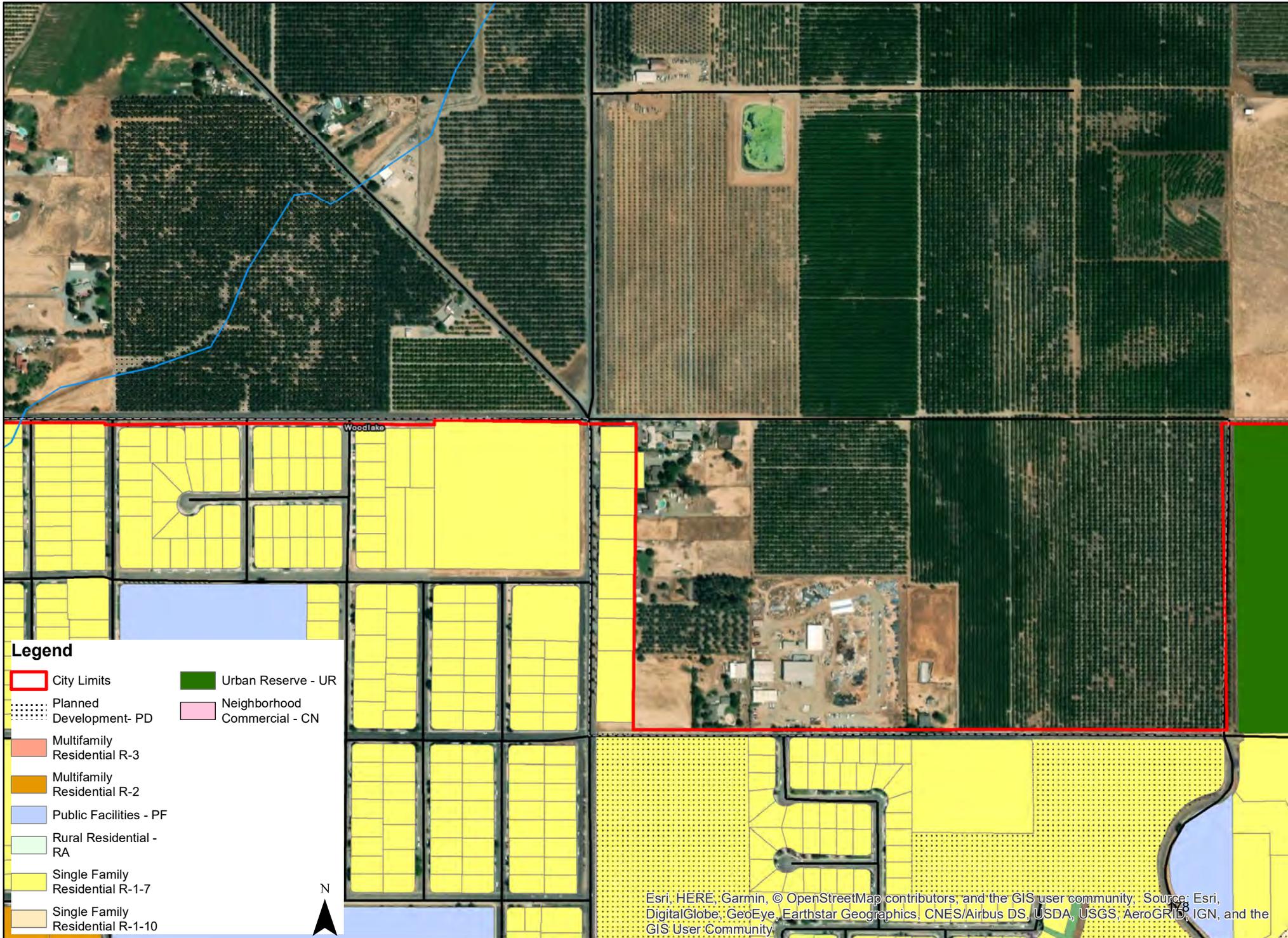


Figure 4 – Conceptual Residential Site Plan



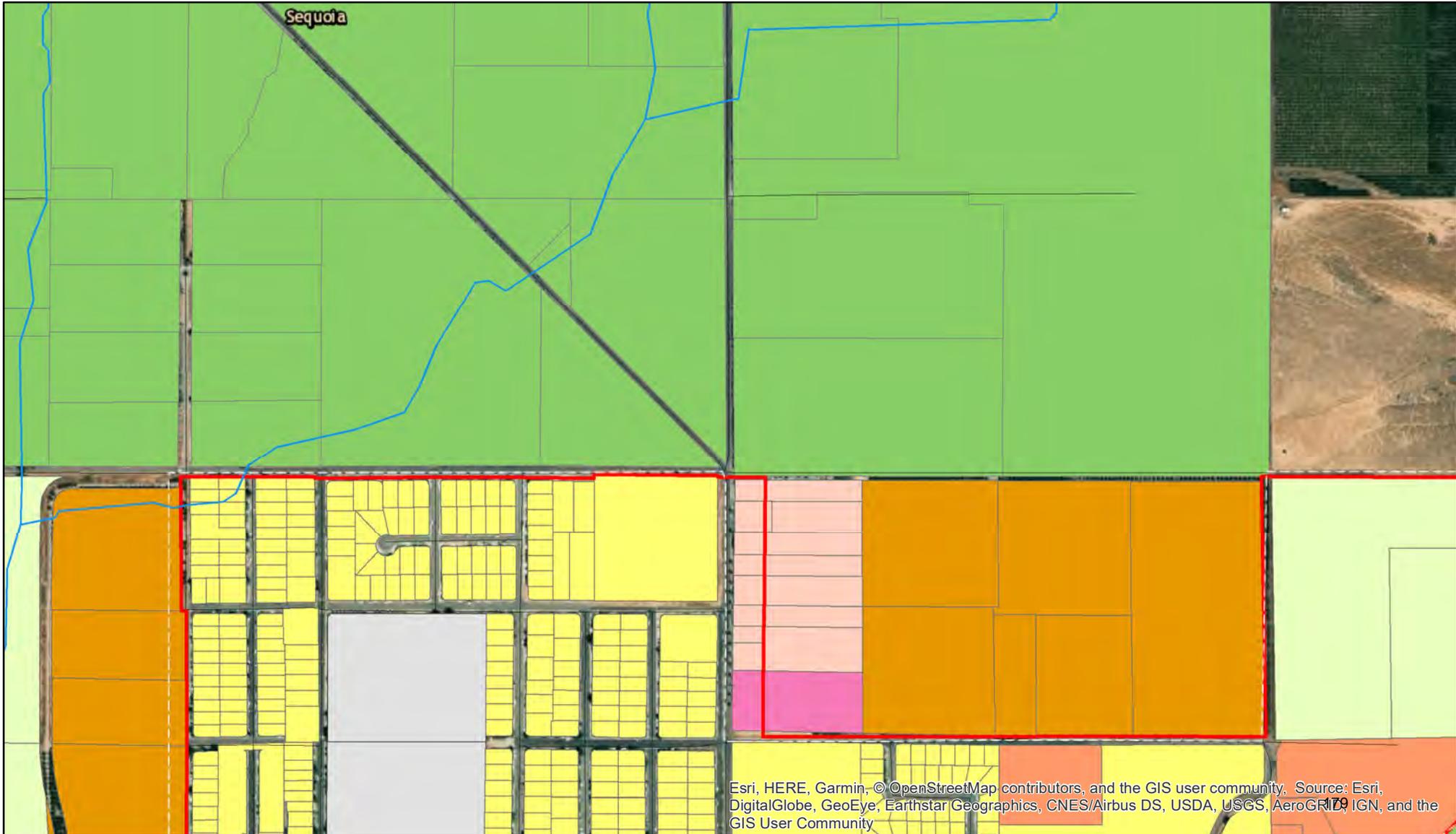
City of Woodlake - Cajon Reorganization



City of Woodlake - Cajon Reorganization

Legend

- | | | |
|--|---|--|
|  Woodlake City Limits |  Urban Reserve |  Medium Density Residential |
|  Very Low Density Residential |  Public Facilities |  High Density Residential |
|  Low Density Residential |  Neighborhood Commercial |  Agriculture |



TULARE COUNTY ZONING MAP



City of Woodlake

AGENDA ITEM V-H

January 13, 2020

Prepared by Ramon Lara, City Staff

SUBJECT:

Action: Adoption of Resolution: Approve the Right of Way Agreements for the City of Woodlake North Valencia Blvd. Extension Street Improvements Project

BACKGROUND:

The City of Woodlake North Valencia Blvd. Extension Street Improvements Project will construct curb, gutters, ramps, sidewalks, street lights and storm drain improvements on North Valencia Blvd. from Sierra Avenue north to Sequoia Avenue on the west side of the corridor. The corridor currently has none of the above-mentioned amenities which makes pedestrian and bicycle traffic unsafe.

DISCUSSION:

The City will need to acquire five Right of Way (ROW) strips of land for the construction of the City of Woodlake North Valencia Blvd. Extension Improvements Project. The City's ROW agent Hamner, Jewell & Associates has been working with staff and property owners to complete the acquisitions. Independent appraisals have been prepared for each of the acquisitions. At this time all five property owners have agreed to the acquisitions. Those property owners are the following:

1. 060-220-012 (Teodo Holdings, LLC) - \$ 3,650
2. 060-220-013 (Perez & Ortega) - 3,550
3. 060-220-014 (Del Campo) - \$4,100
4. 060-220-015 (Northcutt & Elia) - \$3,500
5. 060-220-018 (Catholic Church) - \$6,050

RECOMMENDATIONS:

City staff recommends that Council approve the Right of Way Agreements for the Project. The project will increase pedestrian and bicycle safety along North Valencia Blvd.

FISCAL IMPACT:

No fiscal impact to the General Fund. All expenditures associated with right-of-way for the North Valencia Blvd. Extension Street Improvements Project will be covered by Measure R.

ATTACHMENTS:

1. Resolution: Approve the Right of Way Agreements for the City of Woodlake North Valencia Blvd. Extension Street Improvements Project
2. Attachment No. 1 – Template ROW Agreement

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

| | | |
|---------------------------------------|---|----------------|
| ENTER INTO A MEASURE R SUPPLEMENTAL |) | Resolution No. |
| AGREEMENT WITH THE TULARE COUNTY |) | |
| TRANSPORTATION AUTHORITY FOR THE CITY |) | |
| OF WOODLAKE NORTH VALENCIA BLVD. |) | |
| IMPROVEMENTS PROJECT |) | |

Councilmember _____, offered the following resolution and moved its adoption. Approve the Right of Way (ROW) Agreements for the City of Woodlake North Valencia Blvd. Extension Street Improvements Project.

WHEREAS, the City of Woodlake wishes to develop the North Valencia Blvd. Extension Street Improvements Project by constructing curb, gutters, ramps, sidewalks, street lights and storm drain improvements on the west side of North Valencia Blvd. from Sierra Avenue north to Sequoia Avenue; and

WHEREAS, the project will increase pedestrian and bicycle safety along the corridor; and

WHEREAS, the City’s ROW agent Hamner, Jewell & Associates has been working with staff and property owners to complete the acquisitions for the properties listed below; and

1. 060-220-012 (Teodo Holdings, LLC) - \$ 3,650
2. 060-220-013 (Perez & Ortega) - 3,550
3. 060-220-014 (Del Campo) - \$4,600
4. 060-220-015 (Northcutt & Elia) - \$3,500
5. 060-220-018 (Catholic Church) - \$6,050

WHEREAS, the City will cover the expenditures associated with ROW acquisitions with Measure R funds.

NOW, THEREFORE, THE CITY OF WOODLAKE DOES RESOLVE to approve the attached Right of Way Agreements and supporting documentation for those properties associated with the City of Woodlake North Valencia Blvd. Extension Improvements Project and authorizes the City Administrator to execute all necessary documents.

The foregoing resolution was adopted upon a motion of Councilmember _____, and seconded by Councilmember _____, and carried by the following vote at the City Council meeting held on January 13, 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk



HAMNER, JEWELL & ASSOCIATES
Government Real Estate Services

Right of Way Acquisition ~ Relocation Assistance ~ Real Property Consulting

Offices in Ventura, San Luis Obispo and Fresno Counties

Writer's Telephone Number: (559) 412-8710

Writer's email address: gmorales@hamner-jewell.com

November __, 2019

Via Personal Delivery or Certified Mail, Return Receipt Requested

Teodo Holdings, LLC
Attn: Diego Espinoza
617 W. Tulare Avenue
Visalia, CA 93277

Subject: City of Woodlake – N. Valencia Extension Project
Acq. AP# 060-220-012 (Teodo)

Dear Mr. Espinoza:

This is to formally present you with an offer on behalf of the City of Woodlake to purchase a portion of your property and a temporary construction easement on your property located at 509 N. Valencia Boulevard in Woodlake, California, which is also known as APN: 060-220-012. As you know, purchase of this property by the City is necessary in conjunction with the proposed Woodlake N. Valencia Extension Project.

To ensure that fair market value is offered to you for the purchase of these property rights, an independent appraisal has been made. That appraisal has taken into consideration the highest and best use of the affected property, the size of the land, any improvements located thereon, and all other factors that affect fair market value.

On the attached Appraisal Summary Statement, the Total Just Compensation figure of \$3,650 represents the fair market value of the sought property rights, as established by this recent independent appraisal and is the amount of the City's offer to you for the purchase of these property rights.

The City hereby offers to purchase the property rights for the full amount offered, subject to you conveying these rights to the City free and clear of all liens and encumbrances other than public utility easements and public rights of way. The City would pay all usual and necessary escrow, title, transfer, and recording fees associated with this purchase.

We hope that you will find this offer acceptable and representative of just compensation and look forward to working with you to finalize this purchase. As the City's authorized representative, I would be happy to work with and assist in finalizing an agreement in any way I can. If you have any questions regarding this offer, please contact me at (559) 412-8710. I look forward to your response.

Sincerely,

Gio Morales
Right of Way Agent
California Real Estate License #01492928

Enclosures: Appraisal Summary Statement
Grant Deed – northern portion
Grant Deed – southern portion
Temporary Construction Easement Deed
Right of Way Agreement
Pamphlet “When a Public Agency Acquires Your Property”

cc: Ramon Lara, City of Woodlake

| |
|------------------------------------|
| APPRAISAL SUMMARY STATEMENT |
|------------------------------------|

BASIC DATA

| | | |
|---|--|------------|
| PROJECT: | City of Woodlake – N. Valencia Extension Project | |
| ASSESSOR’S PARCEL NO. (AP#): | 060-220-012 | |
| OWNER: | Teodo Holdings, LLC | |
| PROPERTY LOCATION: | 509 N. Valencia Boulevard, Woodlake, California | |
| APPLICABLE ZONING: | R-1-7 Single Family Residence | |
| CURRENT USE OF SUBJECT PROPERTY: | Single Family Residence and Duplex Apartment | |
| HIGHEST AND BEST USE OF SUBJECT PROPERTY: | New Single Family Residence | |
| DATE OF VALUATION: | October 3,2019 | |
| TOTAL PROPERTY AREA: | 26,247 sq. ft. (0.60 acres) | |
| PROPERTY TO BE ACQUIRED: | ALL [] | PART [X] |
| Fee Simple: | 134 sq. ft. and 638 sq. ft. = total 772 | |
| Temporary Construction Easement: | 992 sq. ft. | |
| IMPROVEMENTS TO BE ACQUIRED: | Wood plank fencing, asphalt paving, hose spigot, landscaping | |

BASIS OF APPRAISAL

The market value for the property to be acquired is based upon an appraisal done by a certified and state-licensed appraiser, which was prepared in accordance with accepted appraisal principles and procedures.

Recent sales of comparable properties, income data, and depreciated replacement costs are utilized as appropriate. Full consideration is given to zoning, development potential, and the income that the subject property is capable of producing. There are three approaches to value:

1. The Market Approach for the subject property is based on the consideration of comparable sales which sold within a reasonable time prior to the date of valuation, at a range of \$43,000 to \$100,000 per residential lot. The principal transactions used as comparable sales relied upon as the basis for supporting the determination of value are attached to this Appraisal Summary Statement.
2. The Cost Approach is based in part on a replacement cost new of improvements, less depreciation. This approach was not utilized in this analysis since no structural improvements will be affected.
3. The Income Approach is based upon consideration of the income producing potential of the property. This approach was not utilized in this valuation process as it was deemed inapplicable to this specific case.

VALUATION

Fee:

Corner - 134 sq. ft. @ \$3.43 per sq. ft. = \$ 460

Strip - 638 sq. ft. @ \$3.43 per sq. ft. = \$2,188

Temporary Construction Easement:

992 sq. ft. @ \$3.43 per sq. ft. x 10% x 1.5 year = \$ 510

Total Land Value: \$3,158

Improvements:

Wood plank fencing, asphalt paving, hose spigot, landscaping

Total Improvement Value: \$ 474

Severance Damages: None \$0

Benefits: None \$0

Total Net Damages/Benefits: \$ 0
\$3,632

Total Just Compensation for this Acquisition: Rounded \$3,650

THREE THOUSAND SIX HUNDRED FIFTY DOLLARS (\$3,650)

This summary of the basis of the amount offered as just compensation is presented in compliance with federal and state laws and has been derived from a formal appraisal prepared by a certified and state-licensed real estate appraiser, which includes supporting sales data and other documentation. The appraisal is hereby approved and accepted by this agency and a purchase offer based thereon is hereby approved and authorized.

City of Woodlake

Approved for Purchase Offer and Acquisition:

By: _____ Date: _____
Ramon Lara
City Administrator

Att: Comparable Sale List

SUMMARY STATEMENT RELATING TO PURCHASE OF REAL PROPERTY OR AN INTEREST THEREIN**Project: City of Woodlake – N. Valencia Extension Project
AP#: 060-220-012 (Teodo)**

The City of Woodlake is proposing to construct road improvements on the west side of N. Valencia Boulevard consisting of curb, gutter and sidewalk.

Your property, located at 509 N. Valencia Boulevard in Woodlake, California, is within the project area and identified by your County Assessor as Parcel Number 060-220-012.

Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the California Relocation Assistance and Real Property Acquisition Guidelines requires that each owner from whom the City purchases real property or an interest therein or each tenant owning improvements on said property be provided with a summary of the appraisal of the real property or interest therein, as well as the following information:

1. You are entitled to receive full payment prior to vacating the real property being purchased unless you have heretofore waived such entitlement. You are not required to pay recording fees, transfer taxes, or the pro rata portion of real property taxes which are allocable to any period subsequent to the passage of title or possession.
2. The City will offer to purchase any remnant(s) considered by the City to be an uneconomic unit(s) which is/(are) owned by you or, if applicable, occupied by you as a tenant and which is/(are) contiguous to the land being conveyed.
3. All buildings, structures, and other improvements affixed to the land described in the referenced document(s) covering this transaction and owned by the grantor(s) herein or, if applicable, owned by you as a tenant, are being conveyed unless other disposition of these improvements has been made. The interests being acquired include 772 sq. ft. in fee and 992 sq. ft. in temporary construction easement and are described in the attached Deeds.
4. The market value of the property being purchased is based upon a market value appraisal which is summarized on the attached Appraisal Summary Statement and such amount:
 - a. Represents the full amount of the appraisal of just compensation for the property to be purchased;
 - b. Is not less than the approved appraisal of the fair market value of the property as improved;
 - c. Disregards any decrease or increase in the fair market value of the real property to be acquired prior to the date of valuation caused by the public improvement for which the property is being acquired or by the likelihood that the property would be acquired for such public improvement, other than that due to physical deterioration within the reasonable control of the owner or occupant; and
 - d. Does not reflect any consideration of or allowance for any relocation assistance and payments or other benefits which the owner is entitled to receive under an agreement with the City.

5. Pursuant to Civil Code of Procedure Section 1263.025, should you elect to obtain an independent appraisal, the City will pay for the actual reasonable costs of such an appraisal up to a maximum of \$5,000 subject to the following conditions:
 - a. You, not the City, must order the appraisal. Should you enter into a contract with the selected appraiser, the City will not be a party to your contract with an appraiser.
 - b. The selected appraiser must be licensed with the California Office of Real Estate Appraisers (OREA). It is also recommended that such appraiser be experienced and qualified in the appraisal of easements if this offer is to purchase easements rather than the fee interest in your property.
 - c. Within 30 days of your receipt of this offer, you must notify the City of your intent to obtain an independent appraisal.
 - d. Appraisal cost reimbursement requests must be made in writing, and submitted to the City within 30 days of your receipt of the independent appraisal and no later than 120 days of your receipt of this offer. Copies of the contract (if a contract was made), appraisal report, and invoice for completed work by the appraiser must be provided to the City concurrent with submission of the appraisal cost reimbursement request. The appraisal costs must be reasonable and justifiable.
6. No person in the United States of America shall, on the grounds of race, color, national origin, sex, age, or disability be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination under any City programs or activities. If federal funding is being utilized in the project for which your property is being sought, notice is hereby provided that it is the policy of the City to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations, in all programs and activities undertaken by the City. Any person who believes they have been subjected to unlawful discriminatory practice under Title VI has a right to file a formal complaint with the City.
7. The owner of a business conducted on a property to be acquired, or conducted on the remaining property which will be affected by the purchase of the required property, may be entitled to compensation for the loss of goodwill. Entitlement is contingent upon the business owners' ability to prove such loss in accordance with the provisions of Section 1263.510 and 1263.520 of the Code of Civil Procedure.
8. If you ultimately elect to reject this offer for the purchase of your property, you are entitled to have the amount of compensation determined by a court of law in accordance with the laws of the State of California.

LAND SALES COMPARISON GRID
Comparable Residential Lot Sales

| | Sale No. 1 | Sale No. 2 | Sale No. 3 | Sale No. 4 |
|------------------|-------------------|-------------------|---------------------|--------------------|
| Address | 311 W. Cajon Ave. | 802 N. Acacia St. | 468 N. Pomegranate | 373 E. Sierra Ave. |
| City | Woodlake | Woodlake | Woodlake | Woodlake |
| APN | 060-020-077,078 | 060-020-076 | 161-110-012 | 161-123-009 |
| Buyer | Orozco | Alatorre | AMD Solutions, Inc. | Herrera |
| Document No. | 16-47616 | 17-62791 | 17-73720 | 18-55783 |
| Sale Date | 8/12/2016 | 10/11/2017 | 11/28/2017 | 9/26/2018 |
| Sale Price | \$100,000 | \$66,550 | \$45,000 | \$43,000 |
| Land Area – SF | 48,085 | 9,158 | 11,033 | 8,855 |
| Zoning | R-1-7 | R-1-7 | R-1-7 | R-1-7 |
| Access | Paved | Paved | Paved | Paved |
| Topography | Level | Level | Level | Level |
| Utilities | All available | All available | All available | All available |
| Off-Sites | C-G | C-G | C-G | C-G-S |
| Property Rights | = | = | = | = |
| Financing | = | = | = | = |
| Conds. of Sale | = | = | = | = |
| Market Conds. | + | + | + | + |
| Interim Value | > \$100,000 | > \$66,550 | > \$45,000 | > \$43,000 |
| Location | = | = | + | + |
| Zoning | = | = | = | = |
| Parcel Size | - | + | + | + |
| Access | = | = | = | = |
| Topography | = | = | = | = |
| Utilities | = | = | = | = |
| Off-Sites | = | = | = | = |
| Final Indication | < \$100,000 | > \$66,550 | > \$45,000 | > \$43,000 |

PARCEL NO.: APN 060-220-012
PROJECT: City of Woodlake – S. Valencia Extension Project
OWNER: Teodo Holdings, LLC

RIGHT OF WAY AGREEMENT

THIS AGREEMENT is made and entered into by and between

Teodo Holdings, LLC,

hereinafter called “Grantor,” and

City of Woodlake, a municipal corporation

hereinafter called “City.”

Instruments in the form of two Grant Deeds (“Grant Deeds”) and one Temporary Construction Easement Deed (“TCE Deed”) (collectively “Deeds”) covering the property particularly described therein (“Property”), have been executed concurrently with this Agreement and delivered to City representatives.

In consideration of which, and other considerations hereinafter set forth, it is mutually agreed as follows:

1. The parties have herein set forth the whole of their agreement. The performance of this Agreement constitutes the entire consideration for said document and shall relieve the City of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed road improvement, except as stated in Paragraphs 2.E. and 2.F. below.

2. The City shall:

A. PAYMENT. Pay to the order of the Grantor the sum of \$3,650 (Three Thousand Six Hundred Fifty Dollars) as consideration in full for the herein real property interests, for the loss, replacement and moving of any improvements, and for entering into this Agreement. Said sum shall be paid when title to said real property has vested in the entity as grantee under the Deeds free and clear of all liens, encumbrances, assessments, easements and leases recorded or unrecorded, except for recorded public utility easements, public right of way, taxes for the current year, and other encumbrances approved by City.

B. RECORDATION OF INSTRUMENT. Accept the Deeds herein referenced and cause the Grant Deeds to be recorded in the office of the Tulare County Recorder at such time as when clear title can be conveyed.

C. MISCELLANEOUS COSTS. Pay all title insurance and recording fees incurred in this transaction.

D. CLEARANCE OF BONDS, ASSESSMENTS, OR DELINQUENT TAXES. Have the authority to deduct and pay from the amount shown in Clause 2.A. above any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid non-delinquent assessments which have become a lien at the close of escrow.

E. CONSTRUCTION AND RESTORATION. Shall, upon completion of construction, generally restore Grantor's remaining real property to a comparable or better condition than that which existed prior to City's project construction, to the extent reasonably practical, except vegetation and improvements acquired in paragraph 4(A). City shall reconfigure the sprinkler system and repair the wood fence.

F. DRIVEWAY ENCROACHMENT. At no expense to the Grantor, and at the time of roadway construction, the City or its authorized agent will reconstruct any impacted existing driveway approaches. It is understood and agreed that upon completion of said construction, said driveway approaches shall be considered as encroachments under a revocable permit upon the City road, and they are to be maintained, repaired, and operated as such by Grantor in accordance with and subject to pertinent County and State law, and the City's standard encroachment permit provisions.

G. INDEMNIFICATION. Defend, indemnify, and hold harmless Grantor from any and all claims, damages, costs, judgments, or liability caused by City or its officers, employees or agents specifically arising from City construction and restoration work on Grantor's real property during the temporary easement period specified in the referenced TCE Deed.

3. The Grantor:

A. PAYMENT ON MORTGAGE OR DEED OF TRUST. Agrees that any or all monies payable under this Agreement up to and including the total amount of the unpaid principal and interest on the note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said mortgage(s) or deed(s) of trust, shall upon demand(s) be made payable to the mortgagee(s) or beneficiary(s) entitled thereunder.

B. LEASE INDEMNIFICATION. Warrants there are no oral or written leases on all or any portion of the herein referenced real property exceeding a period of one month, or if there are such leases, Grantor agrees to hold the City harmless and reimburse City for any and all of its losses and expenses occasioned by reason of any lease of said property held by tenant of Grantor for a period exceeding one month.

C. PERMISSION TO ENTER. Hereby grants to the City, its agents and contractors, permission to enter the Property prior to the close of escrow for the purposes of preparation for the construction of the City's facilities, subject to all applicable terms and conditions contained in this Agreement and the associated Deeds.

D. PERMISSION TO RESTORE. Permission is hereby granted to City or its authorized agent to enter on Grantor's land as described in the TCE Deed, to conform and reconnect Grantor's driveways and reconfigure the irrigation system and fence as described herein. Grantor understands and agrees that after completion of the work described, said driveways and fences will be considered as Grantor's sole property and Grantor will be responsible for their maintenance and repair.

E. POSSESSION. Except as provided herein, shall retain possession of the Property conveyed up to and including the date of recording of the Grant Deed conveying title to City, upon which date possessory rights shall pass to City.

F. HAZARDOUS MATERIAL. The acquisition price of the Property being acquired in this transaction reflects the fair market value of the property without the presence of contamination. If the Property being acquired is found to be contaminated by the presence of hazardous waste which requires mitigation under Federal or State law, the City may elect to recover its cleanup costs from those who caused or contributed to the contamination.

4. The Parties agree:

A. MISCELLANEOUS REALTY ITEMS ACQUIRED. Payment in Clause 2.A. includes, but is not limited to, payment for wood plank fencing, asphalt paving, hose spigot and landscaping, which are considered to be part of the realty and are being acquired by City in this transaction.

B. JUDGMENT IN LIEU OF DEED. In the event Grantor is unable to deliver title in a reasonable time under the terms of the Agreement, the City may file an action in eminent domain to pursue the acquisition of the real property interests described in the referenced Deeds, and this Agreement shall constitute a stipulation which may be filed in said proceedings as final and conclusive evidence of the total amount of damages for the taking, including all of the items listed in Section 1260.230 of the Code of Civil Procedure, regarding said property rights.

C. ARTICLE HEADINGS. Article headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants and conditions of this Agreement.

D. COMPLETE UNDERSTANDING. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof, superseding all negotiations, prior discussions, and preliminary agreements or understandings, written or oral. This Agreement may not be amended except in writing by the parties hereto or their successors or assigns.

E. CITY COUNCIL APPROVAL. This Agreement is subject to and conditioned upon approval and ratification by the Woodlake City Council. This Agreement is not binding upon the City until executed by the appropriate City official(s) acting in their authorized capacity.

F. NO THIRD-PARTY BENEFICIARIES INTENDED. Unless specifically set forth, the parties to this Agreement do not intend to provide any other party with any benefit or enforceable legal or equitable right or remedy.

G. GRANTOR'S INDEMNIFICATION – TITLE. In consideration of the City waiving the defects and imperfections in the record title, as set forth in Paragraph 2(A), the undersigned GRANTOR covenants and agrees to indemnify and hold the City harmless from any and all claims that other parties may make or assert on the title to the premises. The Grantor's obligation herein to indemnify the City shall not exceed the amount paid to the Grantor under this Agreement.

H. BINDING EFFECT. This Agreement shall inure to the benefit of and constitute a binding obligation upon the successors and assigns of the parties hereto.

I. COUNTERPARTS. This Agreement may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original, and all such counterparts together shall constitute one and the same document.

No Obligation Other Than Those Set Forth Herein Will Be Recognized.

GRANTOR:
Teodo Holdings, LLC

By _____
Name:
Title:

Dated: _____

By _____
Name:
Title:

Dated: _____

GRANTOR'S MAILING ADDRESS:
Teodo Holdings, LLC
617 W. Tulare Avenue
Visalia, CA 93277

CITY OF WOODLAKE

By _____
Ramon Lara
City Administrator

Dated: _____

MAILING ADDRESS OF CITY
350 N. Valencia Boulevard
Woodlake, CA 93286

APPROVED AS TO FORM:

By _____
Mario Zamora
City Attorney

Dated: _____

APPROVED AS TO CONTENT:

By _____
Jason Waters
Community Services Director

Dated: _____

ATTEST:

By _____
Irene Zacarias, City Clerk

Recording requested by:
Hamner, Jewell & Associates
Government Real Estate Services

When recorded, mail to:

City of Woodlake
Attn: City Clerk
350 N. Valencia Blvd.
Woodlake, CA 93286

Exempt from the \$75 Building and Jobs Act Fee per Gov't Code §27388.1(2)(D) Public Agency
No fee pursuant to Government Code § 6103
No Documentary Transfer Tax per R&T Code § 11922
No Recording Fee per Government Code § 27383

GRANT DEED
(To the City of Woodlake)

APN: 060-220-012

For a valuable consideration, receipt of which is hereby acknowledged,

Teodo Holdings, LLC (hereinafter referred to as "Grantor"),

hereby grants to the City of Woodlake, a municipal corporation ("City"), the following described interests in real property located in the City of Woodlake, County of Tulare, State of California, and described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein.

Executed this ____ day of _____, 20__

GRANTOR:
Teodo Holdings, LLC

By: _____
Name:
Title:

By: _____
Name:
Title:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____

On _____ before me, _____, Notary Public, personally appeared _____, who 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____

On _____ before me, _____, Notary Public, personally appeared _____, who 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the City of Woodlake hereby accepts for public purposes the real property, or interest therein, described in that Grant Deed dated _____, from Teodo Holdings, LLC, Grantor therein, to the City of Woodlake, grantee therein, and consents to the recordation thereof.

In Witness Whereof, I have hereunto set my hand this _____ day of _____, 20__.

CITY OF WOODLAKE

By _____
Ramon Lara
City Administrator

ATTEST:

By _____
Irene Zacarias, City Clerk

Exhibit "A"
Right of Way Dedication

All that real property located in the City of Woodlake, County of Tulare, State of California, described as follows:

That portion of Parcel 4 per Parcel Map 3532, filed June 24, 1987, in Book 36 of Parcel Maps, at Page 35, Tulare County Records, and situated in Section 25, Township 17 South, Range 26 East, Mount Diablo Baseline and Meridian, more particularly described as follows:

BEGINNING at the most southerly corner of said Parcel 4; thence leaving said POINT OF BEGINNING, along the northerly right of way line of West Sierra Street, North 89°53'23" West, 5.65 feet;

Thence North 45°00'52" East, 32.45 feet;

Thence South 89°50'18" East, 5.00 feet to an intersection with the westerly right of way line of North Valencia Boulevard;

Thence along said right of way line, South 00°09'42" West, 3.50 feet;

Thence leaving said westerly right of way line, North 89°50'18" West, 2.84 feet;

Thence South 45°00'52" West, 27.51 feet to the POINT OF BEGINNING.

Containing 134 square feet, more or less.

See Exhibit B, Plat to Accompany Description, attached hereto and made a part hereof.



L:\PROJECTS\2018\180088\ACAD\LEGALS\180088-ROWS TCES.DWG 10/30/2019 8:12 AM

PARCEL 2
PM9-58, T.C.R.

PARCEL 1
PM10-63, T.C.R.

PARCEL 1
PM36-35, T.C.R.

PARCEL 3
PM36-35, T.C.R.

PARCEL 4
PM36-35, T.C.R.

N. VALENCIA BLVD

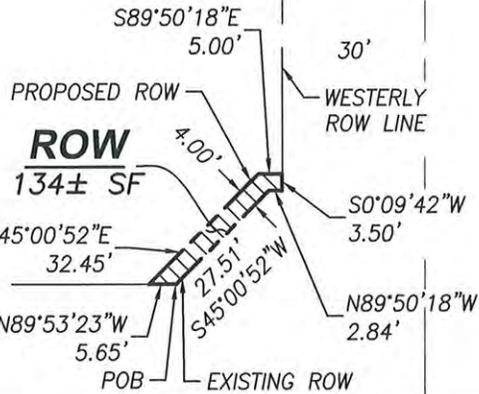
NORTHERLY LINE OF
PARCEL 4, PM36-35

WESTERLY LINE OF
PARCEL 4, PM36-35

NORTHERLY
ROW LINE

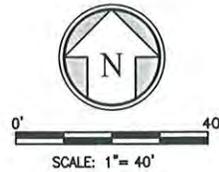
W. SIERRA ST

E4 COR S25-17/26



LEGEND

- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- PARCEL LINE
- RIGHT OF WAY LINE
- RIGHT OF WAY DEDICATION
- ROAD CENTERLINE
- SECTION LINE



PROJECT NO.: 180088
 DRAWN BY: RCJ
 QA/QC BY: ASW
 SCALE: 1" = 40'
 SHEET NO.:
1 of 1

EXHIBIT "B"
TEODO HOLDINGS, LLC
 RIGHT OF WAY
 CITY OF WOODLAKE

QK
 901 EAST MAIN STREET TEL: (559) 733-0440
 VISALIA, CA 93292 WWW.QKINC.COM
 © COPYRIGHT BY QUAD KNOPF, INC. UNAUTHORIZED USE PROHIBITED.

Recording requested by:
Hamner, Jewell & Associates
Government Real Estate Services

When recorded, mail to:

City of Woodlake
Attn: City Clerk
350 N. Valencia Blvd.
Woodlake, CA 93286

Exempt from the \$75 Building and Jobs Act Fee per Gov't Code §27388.1(2)(D) Public Agency
No fee pursuant to Government Code § 6103
No Documentary Transfer Tax per R&T Code § 11922
No Recording Fee per Government Code § 27383

GRANT DEED
(To the City of Woodlake)

APN: 060-220-012

For a valuable consideration, receipt of which is hereby acknowledged,

Teodo Holdings, LLC (hereinafter referred to as "Grantor"),

hereby grants to the City of Woodlake, a municipal corporation ("City"), the following described interests in real property located in the City of Woodlake, County of Tulare, State of California, and described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein.

Executed this ____ day of _____, 20__

GRANTOR:
Teodo Holdings, LLC

By: _____
Name:
Title:

By: _____
Name:
Title:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____

On _____ before me, _____, Notary Public, personally appeared _____, who 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____

On _____ before me, _____, Notary Public, personally appeared _____, who 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

Signature _____ (Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the City of Woodlake hereby accepts for public purposes the real property, or interest therein, described in that Grant Deed dated _____, from Teodo Holdings, LLC, Grantor therein, to the City of Woodlake, grantee therein, and consents to the recordation thereof.

In Witness Whereof, I have hereunto set my hand this _____ day of _____, 20__.

CITY OF WOODLAKE

By _____
Ramon Lara
City Administrator

ATTEST:

By _____
Irene Zacarias, City Clerk

Exhibit "A"
Right of Way Dedication

All that real property located in the City of Woodlake, County of Tulare, State of California, described as follows:

That portion of Parcel 4 per Parcel Map 3532, filed June 24, 1987, in Book 36 of Parcel Maps, at Page 35, Tulare County Records, and situated in Section 25, Township 17 South, Range 26 East, Mount Diablo Baseline and Meridian, more particularly described as follows:

BEGINNING at the northeast corner of said Parcel 4; thence leaving said POINT OF BEGINNING, along the westerly right of way line of North Valencia Boulevard, South 00°09'42" West, 127.70 feet;

Thence North 89°50'18" West, 5.00 feet to an intersection with a line being parallel with and 5.00 feet westerly, as measured at right angles, from the westerly right of way line of North Valencia Boulevard;

Thence along said parallel line, North 00°09'42" East, 127.69 feet to an intersection with the northerly line of said Parcel 4;

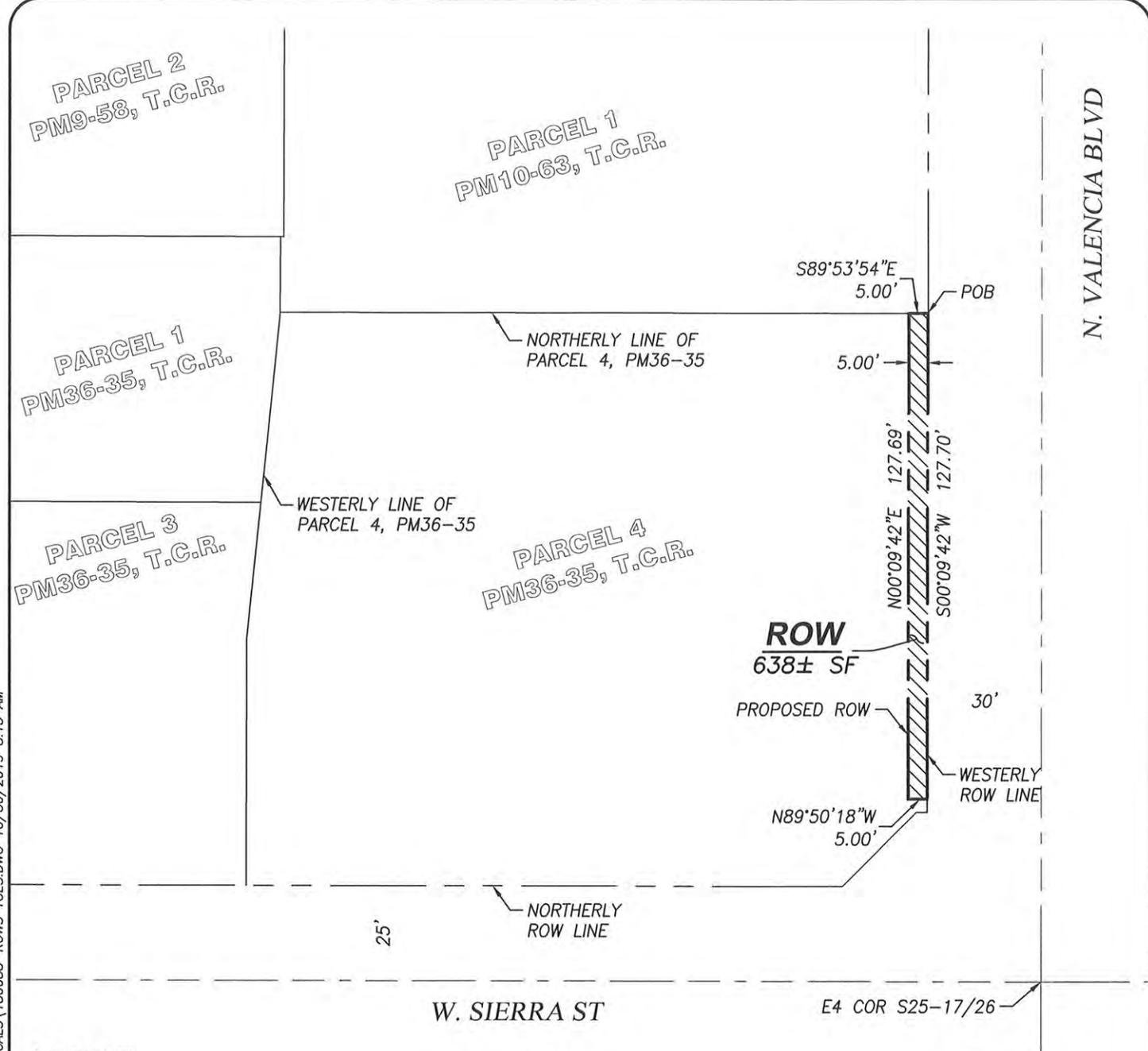
Thence along said northerly line, South 89°53'54" East, 5.00 feet to the POINT OF BEGINNING.

Containing 638 square feet, more or less.

See Exhibit B, Plat to Accompany Description, attached hereto and made a part hereof.

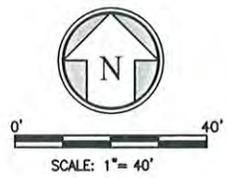


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LEGEND

- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- PARCEL LINE
- RIGHT OF WAY LINE
- RIGHT OF WAY DEDICATION
- ROAD CENTERLINE
- SECTION LINE



PROJECT NO.: 180088
 DRAWN BY: RCJ
 QA/QC BY: ASW
 SCALE: 1"= 40'
 SHEET NO.:
1 OF 1

EXHIBIT "B"
TEODO HOLDINGS, LLC
 RIGHT OF WAY
 STATE OF CALIFORNIA

901 EAST MAIN STREET TEL: (559) 733-0440
 VISALIA, CA 93292 WWW.QKINC.COM
 © COPYRIGHT BY QUAD KNOPF, INC. UNAUTHORIZED USE PROHIBITED.

Recording requested by:
Hamner, Jewell & Associates
Government Real Estate Services

When recorded, mail to:

City of Woodlake
Attn: City Clerk
350 N. Valencia Blvd.
Woodlake, CA 93286

Exempt from the \$75 Building and Jobs Act Fee per Gov't Code §27388.1(2)(D) Public Agency
No fee pursuant to Government Code § 6103
No Documentary Transfer Tax per R&T Code § 11922
No Recording Fee per Government Code § 27383

TEMPORARY CONSTRUCTION EASEMENT DEED
(To the City of Woodlake)

APN: 060-220-012

For a valuable consideration, receipt of which is hereby acknowledged,

Teodo Holdings, LLC, (hereinafter referred to as "Grantor"),

hereby grants to the City of Woodlake, a municipal corporation ("City"), the following described interests in real property located in the City of Woodlake, County of Tulare, State of California:

Temporary Construction Easement

A temporary easement for construction and related purposes, in, on, over, under, along, and across that certain parcel of land described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein. Said Temporary Construction Easement shall commence on _____ and shall automatically terminate upon completion of City's construction or _____, whichever occurs first.

At the conclusion of the project construction, City shall generally restore such property to the condition that existed immediately prior to the City's construction to the extent reasonably practical. However, City shall not be required to restore vegetation to the pre-existing condition. City shall restore the sprinkler system and repair the wood fence.

Executed this _____ day of _____, 20__

GRANTOR:
Teodo Holdings, LLC.

By: _____
Name:
Title:

By: _____
Name:
Title:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____

On _____ before me, _____, Notary Public, personally appeared _____, who 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____

On _____ before me, _____, Notary Public, personally appeared _____, who 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the City of Woodlake hereby accepts for public purposes the real property, or interest therein, described in that Temporary Construction Easement Deed dated _____, from Teodo Holdings, LLC, Grantor therein, to the City of Woodlake, grantee therein, and consents to the recordation thereof.

In Witness Whereof, I have hereunto set my hand this ____ day of _____, 20__.

CITY OF WOODLAKE

By _____
Ramon Lara
City Administrator

ATTEST:

By _____
Irene Zacarias, City Clerk

Exhibit "A"
Temporary Construction Easement

All that real property located in the City of Woodlake, County of Tulare, State of California, described as follows:

That portion of Parcel 4 per Parcel Map 3532, filed June 24, 1987, in Book 36 of Parcel Maps, at Page 35, Tulare County Records, and situated in Section 25, Township 17 South, Range 26 East, Mount Diablo Baseline and Meridian, more particularly described as follows:

COMMENCING at the northeast corner of said Parcel 4; thence leaving said POINT OF COMMENCEMENT, along the northerly line of said parcel, North 89°53'54" West, 5.00 feet to an intersection with a line being parallel with and 5.00 feet westerly, as measured at right angles, from the westerly right of way line of North Valencia Boulevard, said intersection being the TRUE POINT OF BEGINNING; thence leaving said TRUE POINT OF BEGINNING, along said parallel line, South 00°09'42" West, 127.69 feet;

Thence leaving said parallel line, South 45°00'52" West, 32.45 feet to an intersection with the northerly right of way line of East Sierra Street, said line being parallel with and 25.00 feet northerly, as measured at right angles, from the south line of the northeast quarter of said section;

Thence along said right of way line, North 89°53'23" West, 7.06 feet;

Thence leaving said right of way line, North 45°00'52" East, 35.37 feet to an intersection with a line being parallel with and 10.00 feet westerly, as measured at right angles, from the westerly right of way line of North Valencia Boulevard;

Thence along said parallel line, North 00°09'42" East, 16.01 feet;

Thence leaving said parallel line, North 89°50'18" West, 7.50 feet;

Thence North 00°09'42" East 25.22 feet;

Thence South 89°50'18" East, 7.50 feet to an intersection with a line being parallel with and 10.00 feet westerly, as measured at right angles, from the westerly right of way line of North Valencia Boulevard;

Thence along said parallel line, North 00°09'42" East, 84.40 feet to an intersection with the northerly line of said Parcel 4;

Thence along said northerly line, South 89°53'54" East, 5.00 feet to the TRUE POINT OF BEGINNING.

Containing 992 square feet, more or less.

See Exhibit B, Plat to Accompany Description, attached hereto and made a part hereof.



When a Public Agency Acquires Your Property

This booklet describes many of the important features of the California Relocation Assistance and Real Property Acquisition Guidelines specified in Title 25, Division I, Chapter 6 of the California Code of Regulations ("Guidelines") and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, ("Uniform Act"). It also gives general information about public acquisition of real estate (real property) that should be useful to you.

Most real property acquisitions by a public agency are covered by the Guidelines, and in the case of federally-funded projects, by the Uniform Act. If you are notified that your property will be acquired for such a project, it is important that you learn your rights.

This booklet may not answer all of your questions. If you have more questions about any potential sought purchase of your property by a public agency, please feel free to contact a representative from Hamner, Jewell and Associates.

Contact Your Acquisition Agent:

Gio Morales
Hamner, Jewell & Associates
Phone (559) 412-8710
Fax (559) 493-5906
GMorales@hamner-jewell.com

What Right Has Any Public Agency To Acquire My Property?

The Federal Government and every State and local government have certain powers which are necessary for them to operate effectively. For example, they have the power to levy taxes and the power to maintain order. Another government power is the power to acquire private property for public purposes. This is known as the power of eminent domain.

The rights of each of us are protected, however, by the Fifth and Fourteenth Amendments of the United States Constitution and by State constitutions and eminent domain laws which guarantee that if a public agency takes private property it must pay “just compensation” to the owner.

Who Made The Decision To Buy My Property?

The decision to acquire a property for a public project usually involves many persons and many determinations. The final determination to proceed with the project is made only after a thorough review which may include public hearings to obtain the views of interested citizens.

If you have any questions about the project or the selection of your property for acquisition, you should ask your acquisition agent.

How Will The Agency Determine How Much To Offer Me For My Property?

Before making you an offer, the Agency will obtain at least one appraisal of your property by a competent real property appraiser who is familiar with local property values. The appraiser will inspect your property and state his/her professional opinion of its current fair market value in an appraisal report. After the appraiser has completed the work, the Agency reviews and checks the work to assure that the estimate is fair and the work conforms with professional appraisal standards.

The Agency must offer you “just compensation” for your property. This amount cannot be less than the appraised fair market value of the property. “Just compensation” for your property does not take into account your relocation needs. If you are eligible for relocation assistance, it will be additional.

What Is Fair Market Value?

Fair market value is sometimes defined as that amount of money which would probably be paid for a property in a sale between a willing seller, who does not have to sell, and a willing buyer, who does not have to buy. In some areas, a different term or definition may be used.

The fair market value of a property is generally considered to be “just compensation.” Fair market value does not take into account intangible elements such as sentimental value, goodwill, business profits, or any special value that your property may have for you or for the Agency.

How Does An Appraiser Determine The Fair Market Value Of My Property?

Each parcel of real property is different, and therefore, no single formula can be devised to appraise all properties. Among the factors an appraiser typically considers in estimating the value of real property is:

- How it compares with similar properties in the area that have been sold recently.
- How much it would cost to reproduce the buildings and other structures, less any depreciation.
- How much rental income it could produce.

Will I Have A Chance To Talk To The Appraiser?

Yes, you will be contacted and given the opportunity to accompany the appraiser on his/her inspection of your property. You may then inform the appraiser of any special feature which you believe may add to the value of your property. It is in your best interest to provide the appraiser with all the useful information you can in order to ensure that nothing of allowable value will be overlooked. If you are unable to meet with the appraiser, you may wish to have a person who is familiar with your property represent you.

When Will I Receive A Written Purchase Offer?

Generally, this will depend on the amount of work required to appraise your property and the status of the Agency's project schedule. After the appraisal has been reviewed (and any necessary correction obtained), the Agency will determine just compensation and give you a written purchase offer in that amount along with a "summary statement," explaining the basis for the offer. No negotiations are to take place before you receive the written purchase offer and summary statement.

What Is In The Summary Statement Of The Basis For The Offer Of Just Compensation?

The summary statement of the basis for the offer of just compensation will include:

- An accurate description of the property and the interest in the property to be acquired.
- A statement of the amount offered as just compensation. (If only part of the property is to be acquired, the compensation for the part to be acquired and the compensation for damages, if any, to the remaining part will be separately stated.)
- A list of the buildings and other improvements covered by the offer. (If there is a separately held interest in the property not owned by you and not covered by the offer; e.g., a tenant-owned improvement, it will be so identified.)

Must I Accept The Agency's Offer?

No. You are entitled to present your evidence as to the amount you believe is the fair market value of your property and to make suggestions for changing the terms and conditions of the offer. The Agency will consider your evidence and suggestions. When fully justified by the available evidence of value, an increase in the offer price will be made. If you would like to hire your own appraiser, the Agency is required to reimburse you for the actual reasonable costs, not to exceed \$5,000, of one independent appraisal of the property interest sought by the Agency. The appraiser you hire must be licensed by the State Office of Real Estate Appraisers.

May Someone Represent Me During Negotiations?

Yes. If you would like an attorney or anyone else to represent you during negotiations, please inform the Agency. However, State Guidelines do not require the Agency to pay the costs of such representations.

How Do I Know I Will Be Treated Fairly?

No person in the United States of America shall, on the grounds of race, color, national origin, sex, age, or disability be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination under any public programs or activities. If federal funding is being utilized in the project for which your property is being sought, the acquiring agency will assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations. Any person who believes they have been subjected to unlawful discriminatory practice under Title VI has a right to file a formal complaint with the acquiring agency.

If I Reach Agreement With The Agency, How Soon Will I Be Paid?

If you reach a voluntary agreement to sell your property and your ownership (title to the property) is clear, payment will be made at a mutually acceptable time. Generally, this should be possible within 30 to 60 days after you sign a purchase contract. If the title evidence obtained by the Agency indicates that further action is necessary to show that your ownership is clear, you may be able to hasten the payment by helping the Agency obtain the necessary proof. (Title evidence is basically a legal record of the ownership of the property. It identifies the owners of record and lists the restrictive deed covenants and recorded mortgages, liens, and other instruments affecting your ownership of the property.)

What Happens If I Don't Agree To The Agency's Purchase Offer?

If you are unable to reach a voluntary agreement through negotiations, the Agency may file a suit in court to acquire your property through an eminent domain proceeding. Eminent domain proceedings are often called condemnations. If your property is to be acquired by condemnation, the Agency will file the condemnation suit without unreasonable delay.

What Happens After The Agency Condemns My Property?

You will be notified of the action. Condemnation procedures vary, and you should learn the procedures which apply in your case. Your acquisition agent can explain these procedures. In most instances, when an Agency files a condemnation suit, it must deposit with the court (or in an escrow account) an amount not less than its appraisal of the fair market value of the property. You should be able to withdraw this amount, less any amounts necessary to pay off any mortgage or other liens on the property and to resolve any special ownership problems. Withdrawal of your share of the money will not affect your right to seek additional compensation for your property.

During the condemnation proceeding, you will be provided an opportunity to introduce your evidence as to the value of your property. Of course, the Agency will have the same right. After hearing the evidence of all parties, the court will determine the amount of just compensation. If that amount exceeds the amount deposited by the Agency, you will be paid the difference, plus any interest that may be provided by law.

To help you in presenting your case in a condemnation proceeding, you may wish to employ an attorney and an appraiser. However, in most cases the costs of these professional services and other costs which an owner incurs in presenting his or her case to the court must be paid by the owner.

What Can I Do If I Am Not Satisfied With The Court's Determination?

If you are not satisfied with the court judgment, you may file an appeal with the appropriate appellate court for the area in which your property is located. If you are considering an appeal, you should check on the applicable time limit for filing the appeal and consult with your attorney on whether you have a basis for the appeal. The Agency may also file an appeal if it believes the amount of the judgment is too high.

Will I Have To Pay Any Settlement Costs?

You will be responsible for the payment of the balance of any mortgage on your property. Also, if your ownership is not clear, you may have to pay the costs of clearing it. But the Agency is responsible for all reasonable and necessary costs for:

- Typical services required to complete the sale, recording fees, revenue stamps, transfer taxes and any similar expenses which are incidental to transferring ownership to the Agency.
- Penalty costs and other charges related to prepayment of any recorded mortgage on the property that was entered into in good faith.
- Real property taxes covering the period beginning on the date the Agency acquires your property.

Whenever possible, the Agency will make arrangements to pay these costs directly. If you must incur any of these expenses yourself, you will be repaid--usually at the time of settlement. If you later discover other costs for which you should be repaid, you should request repayment from the Agency immediately. The Agency will assist you in filing a claim. Finally, if you believe that you were not properly repaid, you may appeal the decision to the Agency.

What Happens Next?

May I Keep Any Of The Buildings Or Other Improvements On My Property?

Very often many or all of the improvements on the property are not required by the Agency. This might include such items as a fireplace mantel, your favorite shrubbery, or even an entire house. If you wish to keep any improvements, please let the Agency know as soon as possible.

If you do arrange to keep any improvement, the Agency will deduct only its salvage value from the purchase price you would otherwise receive. (The salvage value of an item is its probable selling price if offered for sale on the condition that the buyer will remove it at his or her own expense.) Of course, if you arrange to keep any real property improvement, you will not be eligible to receive a relocation payment for the cost of moving it to a new location.

Can The Agency Take Only A Part Of My Property?

Yes. But if the purchase of only a part of your property reduces the value of the remaining part(s), you will be paid for the loss in value. Also, if any remaining part would have little or no utility or value to you, the Agency will offer to buy that remaining part from you.

Occasionally, a public project will increase the value of a remaining part which is not acquired by the agency. Under some eminent domain laws, when this occurs, the amount of the increase in value is deducted from the purchase price the owner would otherwise receive.

Will I Have To Pay Rent To The Agency After My Property Is Acquired?

If you remain on the property after acquisition, you may be required to pay a fair rent to the Agency. Such rent will not exceed that charged for the use of similar properties in similar areas.

How Soon Must I Move?

If possible, a mutually agreeable date for the move will be worked out. Unless there is an urgent need for your property (e.g., your occupancy would present a health or safety emergency), you will not be required to move without at least 90 days advance written notice.

If you reach a voluntary agreement to sell your property, you will not be required to move before you receive the agreed purchase price. If the property is acquired by condemnation, you cannot be required to move before the estimated fair market value of the property has been deposited with the Court so that you can withdraw your share.

If you are being displaced from a dwelling unit, you will not be required to move before a comparable replacement home is available to you.

Will I Receive Relocation Assistance?

State Guidelines require that certain relocation payments and other assistance be provided to families, individuals, businesses, farms, and nonprofit organizations when they are displaced or their personal property must be moved as a result of certain Agency activities.

A full explanation of any relocation assistance to which you may be entitled will be provided to you. If you have any question about such assistance, please contact your relocation representative. In order for the Agency to fulfill its relocation obligations to you, you must keep the Agency informed of your plans.

My Property Is Worth More Now. Must I Pay Capital Gains Tax On The Increase?

In most cases when a public agency acquires real property for public purposes, the property owner may postpone the payment of Federal capital gains taxes on any profit from the sale if he or she reinvests the profit in similar property within a certain replacement period. To take advantage of this right, you should review the rules and file the details in a statement with your Federal income tax return for the tax year in which you realize the gain.

Internal Revenue Service (IRS) Publication 544 explains how the Federal income tax would apply to a gain or loss resulting from the condemnation of real property, or its sale under the threat of condemnation, for public purposes. If you have any questions about the IRS rules, you should discuss your particular circumstances with your personal tax advisor or your local IRS office.

I'm A Veteran. How About My VA Loan?

After your VA home mortgage loan has been repaid, you will be permitted to obtain another VA loan to purchase another property. Check on such arrangements with your nearest Veterans Administration Office.

Is It Possible To Donate Property?

Yes. You may donate your property or sell it to the Agency for less than its fair market value. The Agency must obtain an appraisal of the property and offer just compensation for it, unless you release the Agency from these obligations.

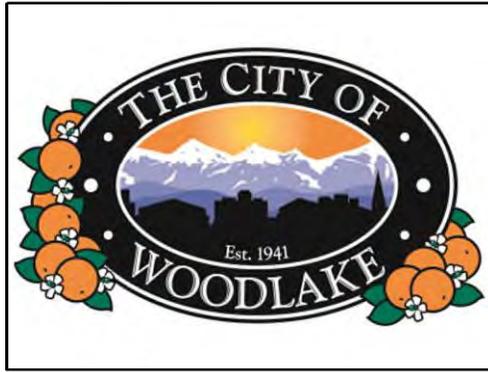
Additional Information

If you have further questions after reading this booklet, please contact:

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GMorales@hamner-jewell.com
California Real Estate License #01492928

We are available to answer any questions you may have!

APPRAISAL REPORT



NORTH VALENCIA BOULEVARD WIDENING PROJECT

Partial Acquisitions of Five Properties
Sierra Avenue to Sequoia Avenue
Woodlake, California

Date of Value:
October 3, 2019

Client:
Hamner, Jewell & Associates



INTRODUCTION TO THE APPRAISAL



HopperCompany

Real Property Valuation

THE APPRAISAL PROBLEM

The City of Woodlake is now undertaking the *North Valencia Boulevard Widening Project*, which is designed to provide more efficient traffic movement and enhance pedestrian safety along a stretch of State Route 245 between Sierra Avenue and Sequoia Avenue, in Woodlake, California. The work will be done on the west side of the road and will include installing curb, gutter, and sidewalk; adding bikeways; and constructing handicap-accessible curb returns.

The City of Woodlake is the lead agency for the project and they have retained Hamner, Jewell & Associates to serve as the consultant in charge of right-of-way acquisitions. Partial acquisitions are needed from five properties that front along North Valencia Boulevard, with the takings to include permanent road right-of-way in fee and temporary construction easements. Appraisals of each property are required to assist in determining the appropriate just compensation to be paid for the partial takings. The client for the assignment is Hamner, Jewell & Associates, and the only other intended user of the appraisal opinions and conclusions is the City of Woodlake.

The purpose of the appraisals is to provide opinions of the fair market value of the various interests in the portions of each property that are to be acquired along with any net severance damages to the remainders resulting from the partial acquisitions and the construction and use of the project in the manner proposed. The appraisals all have an effective date of October 3, 2019, which is when the properties were inspected by the appraisers.

The appraisals have been prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, the Ethical Rules of the International Right of Way Association, the California Code of Civil Procedures dealing with Eminent Domain Law, the California Evidence Code, and applicable case law precedent. The results of these appraisals are being communicated in a narrative-style Appraisal Report that provides a concise presentation of the important facts and information having an impact on the value of each subject property.

The appraisers who have prepared and signed this appraisal report are competent to value these types of property and are qualified under the competency rule of the USPAP. A detailed list of the appraisers' qualifications is presented in this report. No one else provided significant professional assistance to the persons signing this report.

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DEFINITIONS OF TERMS

The following terms are used throughout this appraisal report.

Appraisal: The act or process of developing an opinion of value; an opinion of value (noun). Of or pertaining to appraising and related functions such as appraisal practice or appraisal services (adjective). An appraisal must be numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g., not more than, not less than) to a previous value opinion or numerical benchmark (e.g., assessed value, collateral value). (*USPAP*, Appraisal Foundation, 2018-19 edition, pg. 3).

Assignment: A valuation service that is provided by an appraiser as a consequence of an agreement with a client. (*USPAP*, Appraisal Foundation, 2018-19 edition, pg. 3).

Client: The party or parties who engage, by employment or contract, an appraiser in a specific assignment. The client may be an individual, group, or entity, and may engage and communicate with the appraiser directly or through an agent. (*USPAP*, Appraisal Foundation, 2018-19 edition, pg. 4).

Report: Any communication, written or oral, of an appraisal or appraisal review that is transmitted to the client or a party authorized by the client upon completion of an assignment. Two types of reports may be written under USPAP: Appraisal Report or Restricted Appraisal Report. (*USPAP*, Appraisal Foundation, 2018-19 edition, pg. 5).

Real Estate or Real Property: Real estate is an identified parcel or tract of land, including improvements, if any. Real property is the interests, benefits, and rights inherent in the ownership of real estate. (*USPAP*, Appraisal Foundation, 2018-19 edition, pg. 5).

Right of Way: A right to pass over land in some particular path; a strip of land used as a transportation corridor, such as streets and roads, railways, and utility and fiber optic lines, and for other private or public transportation uses. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pgs. 202-203). The right to pass across the lands of another; land or property, or an interest in land or property, for transportation purposes (for example, roads, public transport, utilities, and so forth). (*Principles of Right of Way*, 4th edition, International Right of Way Association, 2012, pg. 364).

Just Compensation: Article I, Section 19 of the California Constitution states that “private property may be taken or damaged for public use only when just compensation, ascertained by a jury unless waived, has first been paid to, or into court for, the owner.” Compensation shall be awarded for the property taken. The measure of this compensation is the fair market value of the property taken. (*California Code of Civil Procedure*, Section 1263.310).

Where the property acquired is part of a larger parcel, in addition to the compensation awarded for the part taken, compensation shall be awarded for the injury, if any, to the remainder. Compensation for injury to the remainder is the amount of the damage to the remainder reduced by the amount of the benefit to the remainder. If the amount of the benefit to the remainder equals or exceeds the amount of the damage to the remainder, such excess shall not be deducted from the compensation required to be awarded for the property taken. (*California Code of Civil Procedure*, Section 1263.410).

Fair Market Value: The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable. (*California Code of Civil Procedure*, Section 1263.320).

The fair market value of the property taken shall not include any increase or decrease in the value of the property that is attributable to any of the following: (a) the project for which the property is taken; (b) the eminent domain proceeding in which the property is taken; or (c) any preliminary actions of the plaintiff relating to the taking of the property. (*California Code of Civil Procedure*, Section 1263.330).

Fee Simple Interest: 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. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 90).

Partial Taking: The taking of part of a property for public use under the power of eminent domain; requires the payment of compensation. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 168).

Larger Parcel: In governmental land acquisitions and in valuation of charitable donations of partial interest in property such as easements, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 127).

Part Taken: The portion of the larger parcel that is acquired. (*Principles of Right of Way*, 4th edition, International Right of Way Association, 2012, pg. 195).

Remainder: In eminent domain condemnation, that portion of a larger parcel remaining in the ownership of the property owner after a partial taking. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 195).

Easement: The right to use another's land for a stated purpose. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 71). A non-possessory interest one has in the property of another for a specific purpose. Easements may involve the right to use the property's subsurface, the airspace above the real estate, its surface, or any combination of the three. Easement rights may be granted exclusively to one user or nonexclusively to benefit many users. An

easement restricts but does not abridge the rights of the fee owner to the use and enjoyment of his land. (*Principles of Right of Way*, 4th edition, International Right of Way Association, 2012, pg. 31).

State Rule: In condemnation, the process of determining just compensation by estimating the value of the portion to be acquired as part of the whole property plus the net severance damages; may be referred to as a taking plus damages. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 220).

Damages: Damage to the remainder is the damage, if any, caused to the remainder by either or both of the following: (a) the severance of the remainder from the part taken; and/or (b) the construction and use of the project for which the property is taken in the manner proposed by the plaintiff whether or not the damage is caused by a portion of the project located on the part taken. (*California Code of Civil Procedure*, Section 1263.420).

In condemnation, the loss in value to the remainder in a partial taking of property. Generally, the difference between the value of the whole property before the taking and the value of the remainder after the taking is the measure of the value of the part taken and the damages to the remainder. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 59). The loss in value to the remaining property as a result of a partial taking. (*Principles of Right of Way*, 4th edition, International Right of Way Association, 2012, pg. 194).

Benefits: Benefit to the remainder is the benefit, if any, caused by the construction and use of the project for which the property is taken in the manner proposed by the plaintiff whether or not the benefit is caused by a portion of the project located on the part taken. (*California Code of Civil Procedure*, Section 1263.430).

In eminent domain valuation, the advantageous factors that arise from a public improvement for which private property has been taken. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 22). An increase in value to the remainder property subsequent to a taking for a public improvement. (*Principles of Right of Way*, 4th edition, International Right of Way Association, 2012, pg. 194).

Arm's Length Transaction: A transaction between unrelated parties who are each acting in his or her own best interest. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 13).

SCOPE OF WORK IN THE APPRAISALS

The scope of work undertaken in these appraisals refer to the type and extent of research and analysis that is performed in answering the appraisal problems and completing the assignment. An appropriate scope of work is determined based on input from the client and it leads to credible assignment results as measured within the context of the intended use of the appraisals. The scope of work includes the degree to which the subject properties are identified and inspected, the type of data that is sought and the level of research that is performed, and the methods and extent of analysis that are applied to arrive at opinions and conclusions. Credible assignment results require support by relevant evidence and logic. (*USPAP*, Scope of Work Rule, Appraisal Foundation, 2018-19 edition, pg. 12).

Subject Property Identification & Inspection

In these appraisals, the appraisers have sought to become as knowledgeable about the subject properties and the market within which they operate as typical market participants would be. With this goal in mind, it is important to recognize that the appraisals are performed with a limited amount of data and that various legal, monetary, and time constraints may preclude the appraisers from making exhaustive investigations.

The following tasks and investigations have been performed:

- The assignment was ordered by Cathy Springford, a project manager with Hamner, Jewell & Associates. She supplied title reports, plats and legal descriptions for the takings, and background information on the project. She also arranged for the take areas to be staked at each property.
- Hamner, Jewell & Associates sent *Notice of Decision to Appraise* letters to each of the affected property owners notifying them that their property was to be appraised and offering them the opportunity to meet with the appraisers to discuss the appraisal. Three of the property owners responded to the letters and agreed to meet with the appraisers for the property inspections.
- Personal inspections of each property were made by the appraisers on October 3, 2019. The sites were viewed from the fronting streets and various places on the properties, the exteriors of building improvements were observed, detailed notes were made regarding site conditions and the construction and condition of improvements, and photographs of the properties were taken.
- The inspections also included viewing of the proposed take areas, which were identified by plats and staking. An inventory of improvements in the take areas was compiled and consideration was given to possible severance damages and/or benefits that would result from the takings and project construction and use.
- The title reports were reviewed to ascertain the current property ownerships, legal descriptions for each property, and any significant encumbrances to their titles. Ownership histories going back a minimum of five years are researched, including any available details of recent sales, listings, or offers to purchase.
- Investigations were made into the applicable zoning and public and private land use restrictions impacting the use and development of the properties.

Data Research

In an effort to properly understand the market in which the subject properties operate, several additional steps have been taken:

- The surrounding neighborhood area has been visually inspected to identify existing land use patterns and trends, property conditions, potential market transactions, and other influences affecting the properties.
- Demographic, regulatory, and economic data on the neighborhood, city, and region are collected from various governmental, Internet, and private sources to help in identifying trends that may be impacting the value of the properties.
- Specialized research is made into the unique characteristics of each property's market segment to better understand the forces and factors that influence value and the current conditions affecting supply and demand.
- Discussions are held with various market participants to gain insight into current market conditions and transactions, including real estate agents, buyers, and sellers.
- Detailed market data is gathered in the form of property sales or escrows; development cost information; and rates of return and profit expectations. Numerous sources of information are used to help identify this market data, including publicly recorded documents, local multiple listing services, Internet resources and databanks, the appraisers' own files and databases, published construction cost information, and contacts with market participants.
- Efforts are made to verify all of the transactional market data with parties who are knowledgeable of the transactions. All of the data used in these appraisals is believed to be reliable and correct, and where inconsistencies or conflicting information is provided only the most trustworthy data is used.

Valuation Analysis

Once the necessary background information about the subjects and their market area is gathered, the valuation analyses are performed. Because the procedures and methods used in valuing properties subject to condemnation are strictly governed and controlled by law and the courts, diligent efforts have been made to adhere to California Code of Civil Procedure Title 7, which is the Eminent Domain law, the California Evidence Code, and applicable case law that establishes precedents or rulings pertaining to various aspects of condemnation valuation. While the appraisers are not attorneys, numerous resources have been consulted and specialized training has been received in an attempt to adequately understand and properly apply the law as it pertains to the valuation of the subject properties.

These steps are followed:

- The highest and best use of each property is analyzed. This analysis is based on logic, observed evidence, and the appraisers' experience in the local market.
- The nine-step State Rule of appraisal for partial acquisitions is followed. In following this procedure, the sales comparison and cost approaches to value are applied.
- The results of the appraisal process are then communicated in this narrative-style Appraisal Report that provides a concise presentation of the important facts and information having an impact on the value of each subject property.

EFFECTIVE DATE OF VALUE AND APPRAISAL REPORT

The effective date of value represents the point in time to which the appraisal analyses and opinions pertain, and in this report the date of value for each property is October 3, 2019. This represents the date when the appraisers made a personal inspection of each subject property. All assumptions and analyses used in the appraisals are based upon valuing the properties as of this point in time. The concluded values are considered to be current value estimates because the effective date is concurrent with the date that the appraisal report was prepared.

The date of the appraisal report is November 4, 2019. This is the point in time when the final value conclusions were established and the completed appraisal report was transmitted to the client. This date helps to establish the perspective of the appraisers in relation to the effective date of value.

ASSUMPTIONS AND LIMITING CONDITIONS

The assumptions and limiting conditions listed below are central to these appraisals. The list includes basic assumptions and limiting conditions that are typical of many appraisal assignments as well as any extraordinary assumptions or hypothetical conditions that are specific to the subject properties and this assignment. These appraisals should only be relied upon within the context of these items.

Basic Assumptions

1. The information and data reported in these appraisals have been obtained from sources that are deemed to be reliable. They are believed to be correct, but cannot be guaranteed by the appraisers. Sources such as government agencies, financial institutions, attorneys, accountants, appraisers, brokers, and buyers and sellers are believed to be true and correct unless conflicting information is discovered through another source. In cases of conflicting information, only reasonable and verifiable data is used, however, no responsibility for the accuracy of such information is assumed by the appraisers.
2. It is assumed that all information provided by the property owners and any persons employed by them is accurate and complete. This would include information about the subject properties' physical conditions, current and past economic performance, lease agreements, conditions of title, and any other items or details that could potentially impact the properties' valuation.
3. The effective date of value that applies to the opinions expressed in this report is set forth in the appraisals. The appraisers assume no responsibility for events, conditions, or circumstances that may subsequently arise and alter the economic or physical condition of the subject properties and the opinions and conclusions stated herein.
4. No opinion as to title is rendered. Data on ownership and legal descriptions have been obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically expressed in the report.

5. It is assumed that the properties are in full compliance with all applicable zoning and use restrictions unless otherwise indicated in the report. It is further assumed that the properties are in complete compliance with all federal, state, and local laws and regulations governing environmental issues, unless otherwise indicated.
6. The properties are appraised assuming them to be under responsible ownership and competent management. It is assumed that all required licenses, consents, and other legislative or administrative authority have been or can be obtained for any use on which the value estimates contained in this report have been based.
7. No encroachment of real property improvements is known to exist, and it is assumed that the utilization of the land and any improvements is within the boundaries of the property lines of each property described in this report, unless otherwise indicated.
8. It is assumed, unless indicated to the contrary in this report, that there are no hidden or unapparent conditions of the properties, their subsoils, or any structures that would render them more or less valuable. No responsibility is assumed for such conditions, and any reports provided to the appraisers by experts in these matters are accepted as true and correct.
9. No opinion regarding the value of subsurface oil, gas, or mineral rights is expressed. The properties are not believed to be encumbered by easements nor rights to surface entry for the exploration or removal of such materials unless expressly stated.
10. Unless otherwise stated in this report, the existence of hazardous material substances, including without limitation asbestos, polychlorinated biphenyls, urea-formaldehyde, foam insulation, petroleum leakage, agricultural chemicals, or other potentially hazardous materials, which may or may not be present on the subject properties, were not called to the attention of nor did the appraisers become aware of such during the appraisers' inspection. The appraisers have no knowledge of the existence of such materials on or in the properties unless otherwise stated. The appraisers, however, are not qualified to test or detect such substances. The presence of such hazardous substances may affect the value of the properties. Unless otherwise indicated in the report, all values estimated in this appraisal are based on the assumption that no hazardous substances exist on or in the properties or in such proximity to them that would cause a loss in value. No responsibility is assumed for any hazardous substances or for any expertise or knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
11. This appraisal report should not be considered an inspection report on the physical nature or condition of the properties. The subjects have been inspected on a casual level and no attempt beyond ordinary visual inspection has been made to determine the adequacy or condition of the properties. The appraisers are not construction, engineering, environmental, or legal experts, and any statements given on these matters should be considered preliminary in nature. It is assumed, unless otherwise noted, that all improvements meet applicable building codes.

Limiting Conditions

12. These appraisals are provided only for the purpose of property valuation and the appraisers are neither qualified nor attempting to go beyond that narrow scope. The reader should be aware that there are inherent limitations to the accuracy of the information and analysis contained in these appraisals.
13. The liability of the appraisers and the Hopper Company is limited solely to the client and only to the amount of the fee actually paid for the appraisal services. Any third parties not identified as intended users who rely upon these appraisals, their facts, or conclusions, do so at their own risk and waive the right to bring any action, directly or indirectly, against the appraisers or firm.
14. The appraisal report is a technical document designed to serve the specific needs of the client and any other intended users that are specifically identified. Other readers are cautioned that the report may not contain all of the information known by the appraisers concerning the subject properties or the real estate market. While no factors considered to be significant have been knowingly withheld, there is a potential that information of importance to another reader may not be included in the report.
15. This appraisal is performed with a limited amount of data. These limitations arise from economic, physical, and legal constraints that prohibit the appraisers from making exhaustive investigations about the subject properties, the real estate market, and the comparable data.
16. A reasonable attempt to gather, investigate, and verify the comparable data used in this appraisal is made by the appraisers consistent with the efforts typically made by other real estate professionals operating in the local market. However, the analyses and conclusions used in these appraisals are subject to the accuracy of such data.
17. No opinion is intended to be expressed for legal matters or that which requires specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers.
18. No engineering survey of the properties has been made by the appraisers. Data relative to size, dimensions, and area are derived from sources deemed reliable. Maps, plats, and exhibits included in the report are for illustration only and should not be relied upon for any other purpose.
19. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the authors, particularly as to the valuation conclusions, the identity of the appraisers or firm with which they are connected, or any reference to the Appraisal Institute or to the MAI or AI-GRS designations.
20. Possession of this report or any copy thereof does not carry with it the right of publication, nor may the same be used for any purpose by anyone except the appraisers, without the previous written consent of the appraisers, and in any event, only in its entirety.
21. No right to expert testimony is included with this report and the fee for these appraisals does not include payment for pre-trial conferences, taking of depositions, exhibit preparation, expert

witness fees, or other additional work beyond the initial scope of this assignment. If the appraisers are subsequently required to provide any such services, the client or party initiating the demand will be responsible for payment of expert fees associated with the time and effort needed to provide them.

22. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of the subject properties to determine whether or not they are in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the properties together with a detailed analysis of the requirements of the ADA could reveal that the properties are 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 properties. Since the appraisers have no direct evidence relating to this issue, possible non-compliance with the requirements of ADA was not considered in estimating the values.
23. The age of any improvements to the subject properties mentioned in this report should be considered an estimate based upon circumstantial, conversational, or documented evidence.
24. No separation of land and any improvement values may be used for any other purpose than that delineated elsewhere in this report.

Extraordinary Assumption

An extraordinary assumption is “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. 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.” (*USPAP*, Appraisal Foundation, 2018-19 edition, pg. 4). The use of one or more extraordinary assumptions may affect the assignment results.

25. Information about the proposed project and its improvements and use, as provided by Hamner, Jewell & Associates, is relied upon in analyzing the damages and benefits the project will have on the subject properties in their after conditions. It is an extraordinary assumption that this project information is comprehensive and that no substantive changes to the project will be made after the date of this appraisal report that would have a material impact on the opinions of just compensation.

Hypothetical Condition

A hypothetical condition is “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. 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 the analysis.” (*USPAP*, Appraisal Foundation, 2018-19 edition, pg. 4). The use of one or more hypothetical conditions may affect the assignment results.

26. The valuations of the subject remainder properties in their after conditions are based on the hypothetical condition that the parts being taken have already been severed from the larger parcel and the project has been constructed and is in use in the manner proposed as of the effective date of value for each appraisal.

CERTIFICATION OF THE APPRAISAL

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 properties that are the subjects of this report and no personal interest with respect to the parties involved.
- We have performed no services, as appraisers or in any other capacity, regarding the properties that are the subjects of this report within the three-year period immediately preceding acceptance of this assignment.
- We have no bias with respect to the properties that are the subjects 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 predetermined values or a direction in value that favors the cause of the client, the amount of the value opinions, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisals.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- We have made a personal inspection of the properties that are the subjects of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- 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.
- As of the date of this report, we have completed the continuing education program for Designated Members of the Appraisal Institute.
- We are competent to complete this appraisal assignment. Any steps necessary to achieve competency are disclosed in this report.
- This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.



Renee E. Hendrick, MAI, R/W-AC, ARA
CA #AG040264 (expires 5/11/2020)

Keith J. Hopper, MAI, R/W-AC, AI-GRS
CA #AG002559 (expires 10/4/2020)



**QUALIFICATIONS OF RENEE E. HENDRICK
MAI, R/W-AC, ARA**

Professional Designations

- MAI designation – Member of the Appraisal Institute
- R/W-AC designation – Appraisal Certification of the International Right of Way Association
- ARA designation – Accredited Rural Appraiser of the American Society of Farm Managers and Rural Appraisers

Certification

- California Certified General Real Estate Appraiser: Certificate No. AG040264

Education

- University of Denver: M.S. Degree, Real Estate and Construction Management – Appraisal Emphasis:
 - Income Property Finance (REAL 4407)
 - Income Property Investment (REAL 4477)
 - Residential Construction Systems (CMGT 4405)
 - Commercial Construction Systems (CMGT 4410)
 - Computer Applications for Real Estate Analysis (REAL 4007)
 - Income Property Appraisal (REAL 4417)
 - Advanced Real Estate Feasibility Analysis (REAL 4407)
 - Management of Income Properties (REAL 4347)
 - Argus Financial Analysis (REAL 4500)
 - Advanced Valuation and Report Writing (REAL 4980)
- California Polytechnic State University, San Luis Obispo: B.S. Degree, Agricultural Business – Finance and Appraisal Concentration:
 - Real Estate Appraisal Principles
 - Basic Valuation Procedures
- Appraisal Institute:
 - Evaluating Commercial Construction
 - Land Valuation Assignments
 - Land Valuation Adjustment Procedures
 - General Appraiser Market Analysis and Highest & Best Use
 - Advanced Market Analysis and Highest & Best Use
 - Rates and Ratios: Making Sense of GIMs, OARs, and DCFs
 - Complex Litigation Appraisal Case Studies
 - Federal and California Statutory and Regulatory Laws
- International Right of Way Association:
 - Ethics and the Right of Way Profession (103)
 - Standards of Practice for the Right of Way Profession (104)
 - Principles of Real Estate Appraisal (400)
 - Appraisal of Partial Acquisitions (401)
 - Easement Valuation (403) & Legal Aspects of Easements (802)

- Reviewing Appraisals in Eminent Domain (410)
- Problems in the Valuation of Partial Acquisitions (431)
- Corridor Valuation
- American Society of Farm Managers and Rural Appraisers:
 - Integrated Approaches to Value (A304)
 - Valuation of Permanent Plantings in Changing Markets

Employment History

- Farm Credit West – Santa Maria, CA:
 - Internship 6/04 – 8/04
- Schenberger, Taylor, McCormick & Jecker, Inc. – San Luis Obispo, CA:
 - Appraisal Trainee 3/05 – 8/05
- Hopper Company – Visalia, CA:
 - Appraiser 9/06 – Current

Appraisal Experience

Actively engaged in real estate appraisal in the Central Valley since 2006. Appraised many types of commercial, industrial, residential, apartment, land, agricultural, and special purpose properties. A partial list of clients includes:

- Government: County of Tulare, City of Visalia, City of Tulare, City of Porterville, City of Farmersville, City of Woodlake, City of Exeter
- Schools: Visalia Unified, College of the Sequoias, San Joaquin Valley College
- Lenders: Wells Fargo, Union Bank, Citizens Business Bank, Valley Business Bank, Bank of the Sierra, Bank of the West, Rabobank, Suncrest Bank, Kingsburg Federal Land Bank, Farm Credit West, Temecula Valley Bank, Bank of Stockton, Central Valley Community Bank
- Corporations: Southern California Edison Company, Kaweah Management Company, Stihl Inc.
- Insurance Companies: Nationwide Mutual Insurance Company
- Attorneys: Rauber & Johnson, Baker Manock & Jensen, Dooley & Herr, Peltzer & Richardson, Houk & Hornburg, Kahn Soares & Conway, Krase Bailey & Reed-Krase
- Right-of-Way Firms: Universal Field Services, Bender Rosenthal, Paragon Partners, Tarvin & Associates, Hamner Jewell & Associates, Overland Pacific & Cutler
- Health Care: Kaweah Delta Health Care District, Sierra View Local Health Care District

Right-of-Way Experience

Appraised hundreds of properties involved in full or partial takings on behalf of public agencies, right-of-way firms, law firms, and private property owners. Projects have included road widenings, overcrossings and undercrossings, utility installations, permanent and temporary easements, and railroad corridors.



QUALIFICATIONS OF KEITH J. HOPPER
MAI, R/W-AC, AI-GRS

Professional Designations

- MAI designation – Member of the Appraisal Institute
- R/W-AC designation – Appraisal Certification of the International Right of Way Association
- AI-GRS designation – General Review Specialist of the Appraisal Institute

Certifications and Licenses

- California Certified General Real Estate Appraiser: Certificate No. AG002559
- California Real Estate Broker's License: License No. 01105905

Education

- California State University, Fresno: B.S. Degree, Business Admin. - Real Estate and Urban Land Economics
- Appraisal Institute:
 - Real Estate Appraisal Principles (1A-1) & Basic Valuation Procedures (1A-2)
 - Capitalization Theory & Techniques (A & B)
 - Case Studies in Real Estate Valuation (2-1)
 - Report Writing and Valuation Analysis (2-2)
 - Standards of Professional Practice, National USPAP Update, & California Laws and Regulations
 - Advanced Sales Comparison and Cost Approaches (530)
 - Land Valuation Assignments and Adjustment Procedures & Subdivision Valuation
 - General Appraiser Market Analysis and Highest & Best Use
 - Real Estate Finance, Statistics, and Valuation Modeling
 - Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
 - Litigation Professional Development Program:
 - Litigation Valuation Overview (700)
 - Litigation Appraising – Specialized Topics and Applications (705)
 - Condemnation Appraising (710)
 - Advanced Condemnation Appraising (720)
 - Review Theory – General
- International Right of Way Association:
 - Ethics and the Right of Way Profession (103)
 - Standards of Practice for the Right of Way Profession (104)
 - Principles of Real Estate Appraisal (400)
 - Appraisal of Partial Acquisitions (401)
 - Easement Valuation (403) & Legal Aspects of Easements (802)
 - Reviewing Appraisals in Eminent Domain (410)
 - Problems in the Valuation of Partial Acquisitions (431)
 - Corridor Valuation
- American Society of Farm Managers and Rural Appraisers:
 - Integrated Approaches to Value (A304)

Best Practices for Rural Property Appraisals
 Highest and Best Use
 Valuation of Permanent Plantings in Changing Markets

Appraisal Experience

Actively engaged in appraisal in the Central Valley since 1989. Appraised many types of commercial, industrial, residential, apartment, subdivision, land, agricultural, and special purpose properties. Clients include:

- Government: U.S. Postal Service, U.S. Navy, U.S. Marshall's Office, Calif. Dept. of Forestry, Calif. Dept. of Transportation, Resolution Trust Corp., Federal Deposit Insurance Corp., County of Tulare, County of Kings, Administrative Office of the Courts
- Cities: Visalia, Tulare, Porterville, Kingsburg, Dinuba, Exeter, Woodlake, Hanford, Bakersfield, Farmersville, Reedley
- Schools: Visalia Unified, Hanford Elementary, Central Valley Christian, College of the Sequoias, Tulare City Schools, Tulare High School District, Liberty Elementary, Porterville Unified, Burton School District, Alta Vista School District
- Lenders: Wells Fargo, Union Bank, J.P. Morgan, Bank of the Sierra, Comerica Bank, Westamerica Bank, Key Bank, Aegon Realty Advisors, Rabobank, Housing Capital Co., Citizens Business Bank, Premier Valley Bank, RBC Builder Finance, Farm Credit West, Kingsburg Land Bank, Bank of the West, Suncrest Bank, Central Valley Community Bank, Evangelical Christian Credit Union, United Security Bank
- Corporations: Kraft General Foods, Chevron USA, McDonald's Corp., Wal-Mart Stores, Campbell Soup Co., Pepsi Cola Co., Southern California Edison Co., Southern Pacific Railroad, Jostens, Payless Cashways, Frito Lay, Southland Corp., RR Donnelley, Leprino Foods, California Dairies, Sun Maid
- Insurance Companies: Nationwide Mutual Insurance Co., Chicago Title Insurance Co., Ticor Title Insurance Co., Fidelity National Title Co.
- Attorneys: McGregor Dahl Sullivan & Klug, Navy Exchange Service Command, Dale Bruder, Dennis Lynch, Rauber & Johnson, Hurley & Laird, Williams Jordan & Broderson, Paul Hastings Janofsky & Walker, Houk & Hornburg, Baker Manock & Jensen, Griswold LaSalle Cobb Dowd & Gin, Dowling Aaron & Keeler, Dooly & Herr, Peltzer & Richardson, Hooper Lundy & Bookman, McCormick Barstow, Kahn Soares & Conway, Ruddell Cochran Stanton & Bixler, Michael Lampe
- Right-of-Way Firms: Universal Field Services, Bender Rosenthal, Paragon Partners, Tarvin & Associates, Hamner Jewell & Associates, Overland Pacific & Cutler
- Churches: Methodist, Baptist, Calvary Chapel, Nazarene, Mennonite, Catholic, Grace Community, Living Christ, Bethel Assembly, New Hope, Praise Center
- Health Care: Kaweah Delta HCD, Tulare Regional MC, Sierra View District Local HCD, Tulare Community Health Clinic, Visalia Medical Clinic, Family Health Care Network
- Other: YMCA, Farm Bureau, Housing Authority, Tulare Irrigation District, International Agri-Center, Visalia Rescue Mission

Litigation Experience

Appraised properties on behalf of private and public agency clients for eminent domain, divorce, and other matters involving litigation. Have given depositions, appeared at mediation and arbitration hearings, and qualified as an expert witness in Tulare County and Kern County Superior Courts, Kings County Board of Equalization, and Federal Bankruptcy Court.

Right-of-Way Experience

Appraised hundreds of properties involved in full or partial takings on behalf of public agencies, right-of-way firms, law firms, and private property owners. Projects have included road widenings, overcrossings and undercrossings, utility installations, permanent and temporary easements, and railroad corridors.

REGIONAL AREA INFORMATION

The subject properties are located in the city of Woodlake, in Tulare County, California. Tulare County as a whole is located near the center of California in the heart of the San Joaquin Valley, a vast 450-mile long region that forms the interior of the state. While the Valley has long been overshadowed by the major metropolitan areas of Southern California and the Bay Area, it is now the fastest growing section of California and is a rich agricultural region that is often referred to as the “bread basket of the world.” The county of Tulare is one of six counties comprising the southern San Joaquin Valley region of California and it is made up of eight incorporated cities and over 40 smaller unincorporated communities. Visalia is the largest city and the home of the county seat of government.



Woodlake is the smallest of eight incorporated cities in Tulare County, and it is situated in the north-central section of the county at the intersection of State Routes 216 and 245. The community is nestled at the base of the foothills of the Sierra Nevada Mountains in the heart of California’s citrus region. Woodlake lies some 16 miles northeast of Visalia, 54 miles southeast of Fresno, and 169 miles north of Los Angeles. The city of Woodlake was founded in 1912 and now encompasses nearly 3.0 square miles of land area.

Geography

Tulare County is situated between the Sierra Nevada Mountains to the east and the Coastal Mountains to the west. It covers nearly 4,935 square miles with about one-third of the area on the valley floor. The remaining land area is principally in the eastern section of the county and it consists of foothills, timbered slopes, and high mountains. Elevations vary from 270 feet above sea level on the valley floor to a peak of 14,495 at the top of Mount Whitney, the highest point in the continental United States.

The county is an area of superlatives and it serves as home to the nation’s tallest mountain, the world’s largest tree, the world’s biggest dairy herd, and the oldest living thing on earth. The giant Sequoia trees, some of the largest and oldest living things, are found in the Sequoia National Park.¹



Population Trends

While often viewed as the downtrodden sibling to California’s coastal powers, the San Joaquin Valley has emerged lately as an area on the rise as it has outpaced the Bay Area and Southern California in both population and economic growth. “Of the 20 fastest-growing counties in the state last year, 12 were in the Central Valley. . . Many Valley counties had strong birth rates, suggesting residents planting roots in

¹ Tulare County Economic Development Corporation, www.sequoiavalley.com.

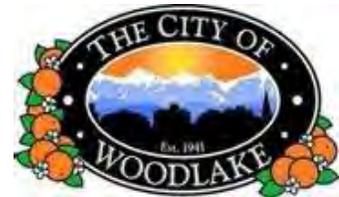
the region are doing so to have children in a place far more affordable than the coastal counties. . . But the Valley is also seeing an influx of new residents from other parts of the United States – most notably from the expensive coastal regions of California. . . At the same time, the Bay Area and Southern California are losing tens of thousands of residents to other parts of the state and country.”²

All of the six counties that form the southern San Joaquin Valley saw negative net migration between 2010 and 2018, but only Kings County actually experienced a decline in population. “Among the factors contributing to population growth are higher birth rates than death rates, as well as international migration to or from other countries, the Census Bureau reports.”³

California’s Department of Finance placed Tulare County’s population at 479,112 people as of January 2019 ranking it 18th in size amongst California’s 58 counties. This is an increase of 0.79% or 3,766 people over the previous twelve months, and it distinguishes the area as the 16th fastest growing county in California during 2018.⁴ This level of growth is part of a trend being seen throughout the southern San Joaquin Valley, which saw all six counties place in the top 30% of the state based on their percentages of increase. Over the first nine years of this decade, Tulare County’s population has grown at a compounded annual rate of 0.90% per year, and it has continued to increase every year for more than 50 years.



Woodlake’s population stood at 7,891 people at the beginning of 2019, an increase of 98 people or 1.26% over the past year. This makes it the fifth fastest growing city in Tulare County for the year. It is expected that Woodlake will continue to increase its population at a slow but steady pace over the next several years.



Economy & Industry

The primary industry in Tulare County is agriculture and in 2018 the county ranked as the third highest grossing area in the United States, behind neighboring Fresno County and Kern County, with a total commodity value of \$7.213 billion. This is an increase of 2.5% for the year and raises the economic value of the agricultural output to a record high level. Much of the credit for the increase goes to the dairy industry and grape sales.

Milk remains the county’s leading commodity with a 2018 production value of \$1.683 billion, representing 23.5.2% of the county’s total crop value. This is a 5.2% decrease from the prior year’s gross value, however milk production increased by 1% over the past year. Other top crops include grapes (\$834 million), oranges (\$821 million), cattle and calves (\$616 million), tangerines (\$511 million), pistachios (\$394 million), peaches (\$303 million), almonds (\$300 million), walnuts (\$225 million), and corn (\$164 million). Overall, Tulare County produces more than 120 different crops with 45 of these commodities generating annual income of over \$1.00 million each last year. Tulare County’s crops provide food and fiber to more

² *On the rise? The Central Valley is beating the Bay Area and L.A. in key measures*, Renee C. Byer, Sacramento Bee, January 7, 2019.

³ *Fresno, Valley are still growing, but how many people are moving away?*, Tim Sheehan, Fresno Bee, April 17, 2019.

⁴ California Department of Finance, www.dof.ca.gov

than 90 countries throughout the world with the top export countries being Korea, China, Japan, Mexico, and Ecuador.⁵

Labor & Employment

Farm-related employment represents around 27% of all jobs in Tulare County and it is perpetually the largest employment sector. Other sectors that make up the local economy include government (22%), retail trade (10%), manufacturing (8%), educational and health services (7%), leisure and hospitality (6%), professional and business services (6%), and construction (3%).

Tulare County's available labor pool was 204,500 people as of September 2019 with an unemployment rate of 97.6% for the month. This is a sharp decline from the prior month's 9.2% jobless reading and is also somewhat lower than the 8.0% unemployment level of a year ago. For the month, Tulare County ranked 57th out of 58 counties in California for unemployment.⁶

Woodlake's labor force stood at 3,400 workers in September 2019 with unemployment of 10.2% for the month. This too is down from the previous month's rate of 12.3% and is more consistent with the 10.7% rate seen one year ago. Over the years, the town's prosperity has been closely tied to the production of oranges and olives. Major employers in the area include Monrovia Nursery, Golden State Citrus packing, Dryvit Systems construction materials, Randall Manufacturing, and Fruit Grower's Supply. Woodlake legalized the sale of cannabis in 2017 and has since attracted a number of businesses to the city that are engaged in the growing and retail sale of marijuana-related products. The City realized \$229,000 in tax collections from these businesses in the 2018, the first full calendar year of operation, and they are using this money to reinvest in facilities and equipment, like playgrounds and new police vehicles.

Income & Cost of Living

According to the U.S. Bureau of Economic Analysis, the per capita personal income of Tulare County residents was \$39,756 in 2017. This is an increase of 4.2% from the prior year, but it remains -33.5% below the California average of \$59,796 per person. Tulare County now ranks 47th out of 58 California counties. Over the past three years, the income level of Tulare County residents has risen an average of 2.3% per year, much slower than the state's 4.6% annualized rate. Tulare County's per capita income is second amongst the surrounding six-county area, ahead of Kings, Kern, Madera, and Merced Counties, but behind Fresno County.⁷

A recent report by the Center for Business and Policy Research at the University of the Pacific in Stockton, California reveals that Tulare County has the highest poverty rate in the state at 28.1%. This is almost double the poverty rate in California of 15.3%. Nearly half of local families receive some form of assistance from the government.⁸

⁵2018 Tulare County Crop and Livestock Report, October 2019, Tulare County Agricultural Commissioner/Sealer.

⁶ California Employment Development Department, www.edd.ca.gov.

⁷ United States Bureau of Economic Analysis.

⁸ Local poverty ranks highest in state, Julissa Zavala, Porterville Recorder Newspaper, October 5, 2016.

Also, the Tulare County metropolitan area ranks in the bottom 20% of American cities for discretionary income, which is the amount of money that remains after subtracting taxes and basic living expenses. The average salary of Tulare County workers is \$45,199 per year, which is 3% above the national average, but with expenses running 7% greater than other cities area residents actually have a discretionary income below zero at negative \$857 per year. California had 20 small and medium-sized cities included in the study, with 19 of those ranking in the bottom 20% nationwide, making it the third worst state for discretionary income behind only New York and Hawaii.⁹

While it is evident that Tulare County and its communities are below the average effective incomes of California and the nation overall, this area is also somewhat lower with respect to the associated cost of living. Woodlake's cost of living index stood at 86.8 in March 2019. This is well below the national average of 100.0 and other higher priced areas of California, like Los Angeles (145.8), San Francisco (174.3), Sacramento (101.9), and San Diego (140.3).

Real Estate Market

The real estate market in Woodlake and Tulare County has now largely recovered from the Great Recession. Coming on the heels of one of the market's greatest periods of value appreciation and new development activity in 2003-05, the local market across all sectors turned downward in response to a recessionary economy. Residential properties were the first to experience weakness starting in 2006 followed by commercial properties in 2008. These weak market conditions persisted until the residential market began to bounce back in 2011, while commercial and industrial properties have been trending up since 2013.

Home values in the Tulare County real estate market peaked in December 2005 with a median house price of \$269,711, and the low point in the market was reached in April 2011 when house prices sat at a median level of just \$111,600. Since the low point of the trough, house values have recovered nicely and as of September 2019 the median value stood at \$250,000, a gain of 124.0%. Still, the market remains -7.3% below its peak. The median house value has increased by \$10,000 or 4.2% in the past twelve months.¹⁰

The *National Association of Home Builders/Wells Fargo Housing Opportunity Index* says that some 42.4% of Tulare County residents who earn at or above the median income level can now afford to purchase the median priced house as of the first quarter of 2019. While this is much better than the 13.1% index that prevailed in the fourth quarter of 2006, housing affordability has been steadily declining since peaking at 81.3% in the fourth quarter of 2010 and income levels are struggling to keep up with rising house prices. Tulare County now ranks 209th amongst 225 metropolitan areas across the country in housing affordability.¹¹

Conclusions

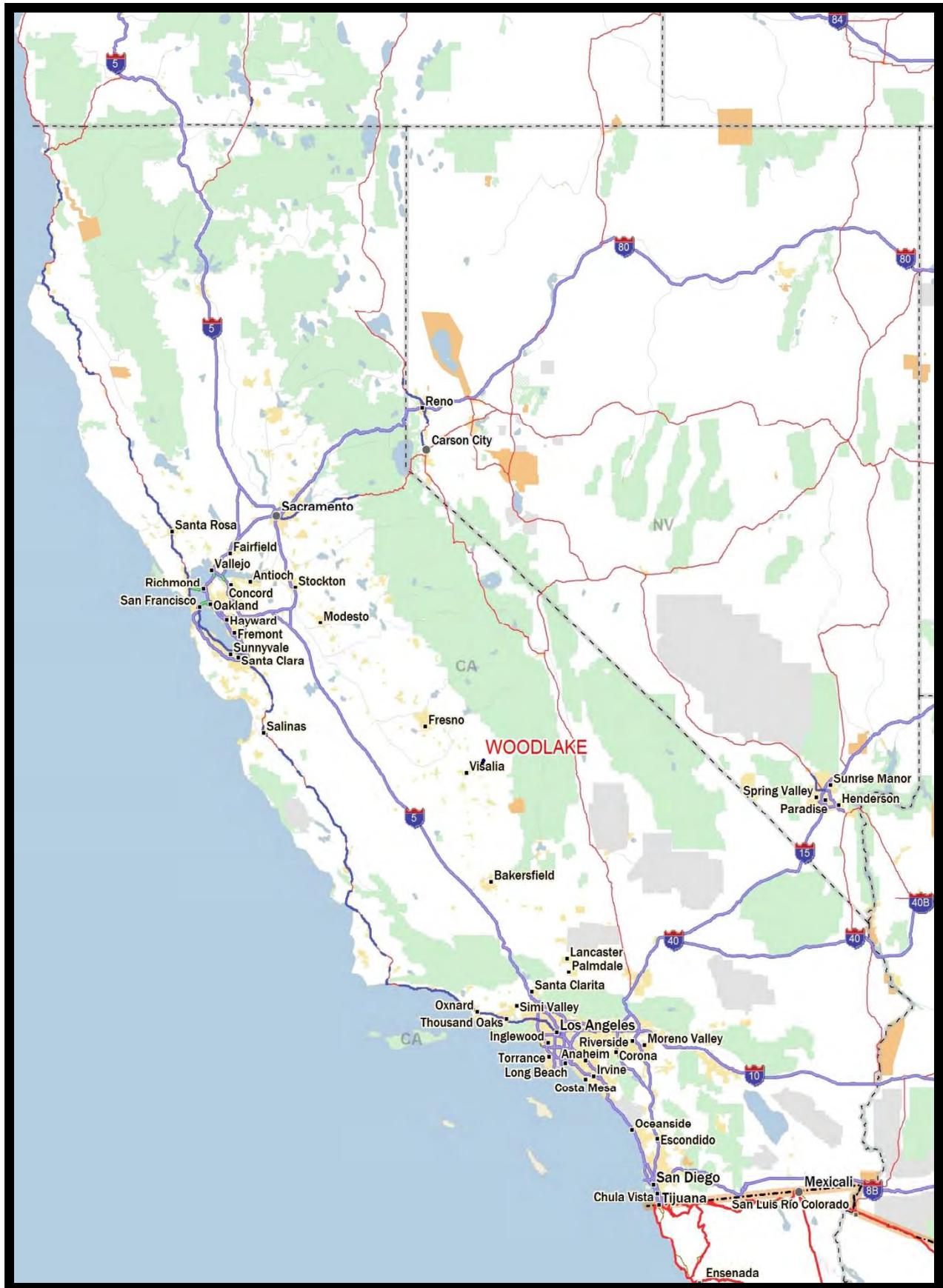
In general, Tulare County and the small city of Woodlake are rural areas located in the center of California's San Joaquin Valley agricultural region. This is one of the more affordable places to live in

⁹ *No extra spending money for Visalia-Porterville residents*, Porterville Recorder newspaper, October 25, 2017.

¹⁰ California Association of Realtors, www.car.org

¹¹ NAHB/Wells Fargo Housing Opportunity Index, National Association of Home Builders, www.nahb.org

California and population growth has been slow but steady for well over a decade. Like many markets across the country, this area experienced a dramatic period of real estate value appreciation and new development activity in the mid-2000s followed by severe drops in property values over the ensuing years. Much of the local real estate market has now recovered from the Great Recession, but values in Woodlake are growing at a very measured pace. Going forward, it is anticipated that all real estate sectors will see their values remain stable to increasing over the foreseeable future.



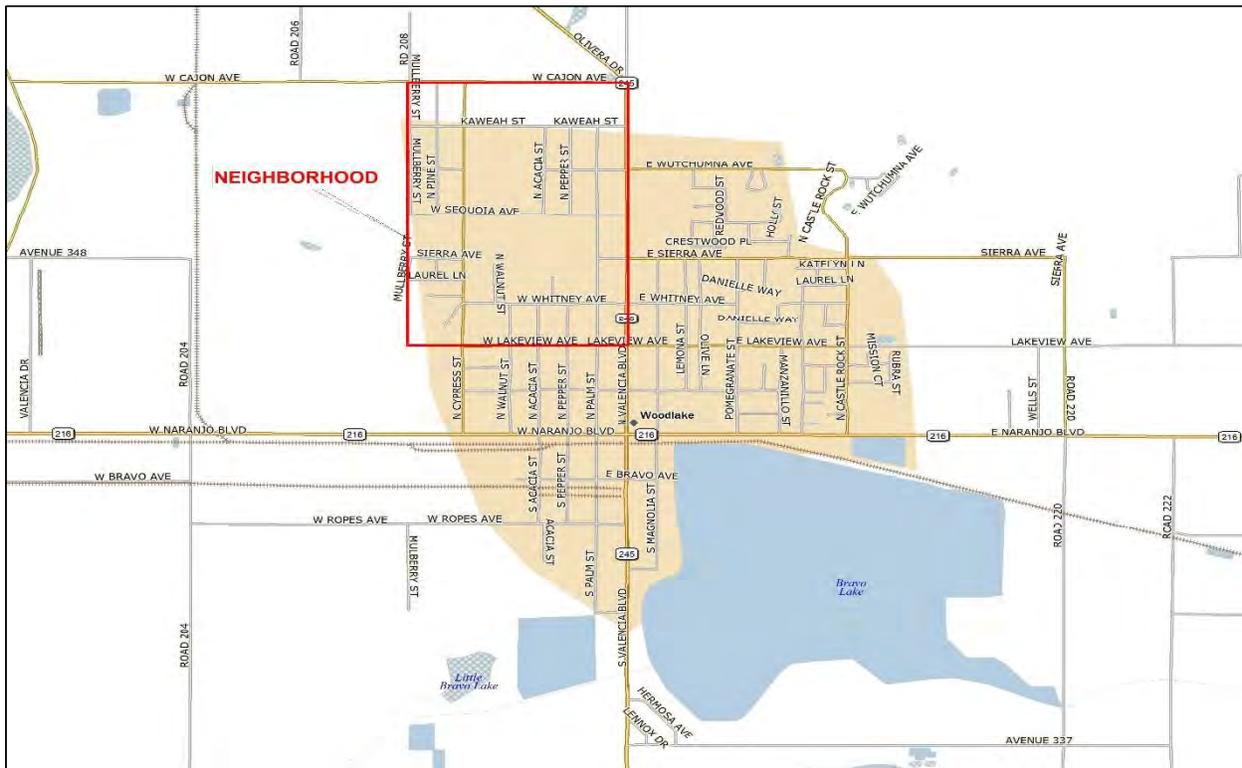
CITY LOCATION MAP

NEIGHBORHOOD AREA INFORMATION

The neighborhood area where the subject properties are located is a largely residential section of Woodlake that is at the northern end of the city.

Boundaries & Location

The boundaries that help to define the neighborhood are considered to be Valencia Boulevard on the east, Cajon Avenue on the north, Mulberry Street and the city limit line on the west, and Lakeview Avenue on the south.



The neighborhood is located just to the north of Woodlake’s downtown central business district, which is home to City Hall and much of the town’s retail and office space. Bravo Lake, a small body of water that offers gardens, a walking trail, fishing, and other scenic and recreational opportunities is only a ¼-mile to the southeast. Woodlake’s industrial area is situated a few blocks to the southwest along the Naranjo Boulevard corridor.

Access & Linkages

The neighborhood is readily accessible from two rural state highways that also are the main entry points for Woodlake. State Route 245 (Valencia Boulevard) runs north-south through the heart of the city and connects it to State Route 198 some six miles to the south of town. State Route 216 (Naranjo Boulevard) extends in an east-west direction through the community and connects it to other rural towns in Tulare

County. Within the neighborhood itself, the perimeter streets provide much of the access and there are no other roadways that fully bisect this section of town.

Land Use Trends

This neighborhood is entirely within the Woodlake city limits and the City has zoned it for a mix of residential and public facility uses. The area is largely built out with less than 15% of the total land area still vacant.

The majority of the properties are zoned residential with single-family homes being most prevalent. Housing in this area was built as far back as the 1930s and new construction has continued to occur sporadically up to the present time. The homes vary from small, older residences of 750 to 1,950 square feet that were built prior to 2000, to more contemporary houses of 1,400 to 2,500 square feet that have been constructed in the past ten years. Houses have sold over the past few years in a broad price range of \$108,000 to \$400,000.

Multifamily housing is also found in the neighborhood and it consists primarily of large garden-style complexes that are restricted to low-income residents. The Woodlake Apartments complex was built in 1979 and offers 48 units, the Woodlake Garden Apartments was added in 1991 with another 48 units, and Sierra Village was completed in 2008 with 68 units.

Public facilities are also prominent in the neighborhood. The largest of these is the campus of Woodlake High School, which serves students in grades Ninth to Twelfth, and the adjacent Robinson-Painter Memorial Stadium. Nearby are the Lulu Blair Kress Preschool, the Francis J. White Learning Center for children in Kindergarten through Second grades, and the Woodlake Educational Options Program for students in Eighth to Twelfth grades. All of these schools are part of the Woodlake Unified School District, which also maintains its offices in the neighborhood. Also found in this area is the Woodlake Veteran's Memorial Building.

Property Value Trends

Property values in this neighborhood have mostly tracked a similar trend to those seen elsewhere in Woodlake and throughout much of Tulare County. As the local economy has strengthened in recent years, property values have trended upward and they have now recovered much of the losses experienced during the Great Recession. Residential properties in particular have performed well, although the rate of appreciation has leveled off somewhat more recently. Going forward, it is expected that property values in this neighborhood will remain stable to slowly increasing over the foreseeable future.

PROPOSED PROJECT INFORMATION

Valencia Boulevard is one of the primary roadways providing access to the city of Woodlake and it is an important north-south arterial that extends through the heart of town. The road also serves as State Route 245 in this area, which is a rural highway that runs for 42 miles from Exeter in the south to near Kings Canyon National Park in the north and along the way it connects State Route 198 in Tulare County with State Route 180 in Fresno County.

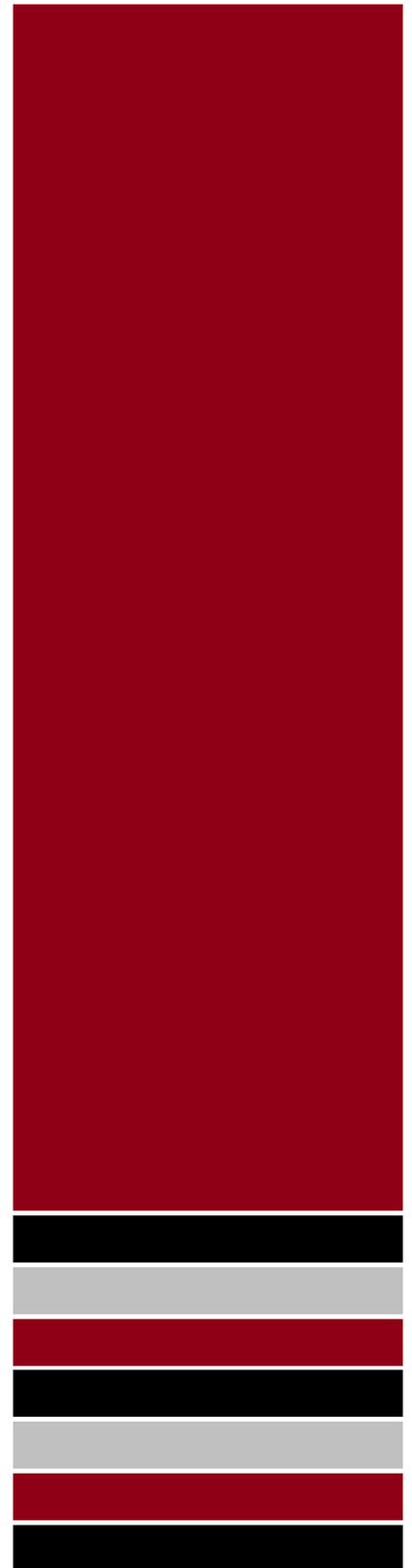
Within the Woodlake city limits, Valencia Boulevard was originally developed to county road standards and often lacked curb and gutter. The City has long sought to upgrade the road to meet modern urban street standards, and in recent years work was done to South Valencia Boulevard to finish it. Now, the City is seeking to complete similar work along North Valencia Boulevard.

Some stretches of North Valencia Boulevard have been finished in the past as new urban development has occurred, including on the east side of the highway. Now, the City is focusing on the west side of the street between Sierra Avenue and Sequoia Avenue, where there are five rural homesites that lack proper off-site improvements. The *North Valencia Boulevard Widening Project* will install curb, gutter, and sidewalk; add street lights and a bikeway; and construct handicap-accessible curb returns at the two intersections to meet Americans with Disabilities Act (ADA) requirements. The street itself will remain an undivided two-lane road with no center median separating the travel lanes.

Partial acquisitions of road right-of-way in fee title and temporary construction easements are needed from five properties to complete the project. New drive approaches will be installed for each property to align with their existing driveways and minor adjustments to grade will be made for proper transitions. Additionally, the project contractor will make any corrective work to each owner's sprinkler irrigation system so that they continue to properly irrigate the remaining landscaping and will reconnect all public utility services.

The City of Woodlake is the lead agency for the project working in conjunction with the California Department of Transportation (Caltrans). The project is now in the right-of-way phase and construction is expected to start and be completed in 2020.

**TEODO HOLDINGS
PROPERTY
509 N. Valencia Blvd.**



HopperCompany

Real Property Valuation

TEODO HOLDINGS PROPERTY
509 North Valencia Boulevard
Woodlake, California

Subject Property Identification

| | |
|------------------------------------|---|
| <u>Project Parcel No.:</u> | 1 |
| <u>Acquisition Type:</u> | Partial acquisitions of permanent road right-of-way in fee title and a temporary construction easement. |
| <u>Date of Value / Inspection:</u> | October 3, 2019 |
| <u>Assessor's Parcel Number:</u> | Tulare County APN 060-220-012 |
| <u>Property Owner:</u> | Teodo Holdings, LLC 617 West Tulare Avenue Visalia, California 93277 |

Ownership History: Title to the subject property has been held by the current owner since April 2017 when it was transferred from the owner, Diego Espinoza, to his holding company, Teodo Holdings. Prior to that, it appears that Mr. Espinoza purchased the property in December 2016 for \$128,000 from a lender in an apparent foreclosure sale. There are several other recorded transfers of the property over the past five years due to the default or foreclosure process. The property is not currently listed for sale.

Larger Parcel Description

Legal Description of the Larger Parcel: Parcel 4 of Parcel Map 3532, in the City of Woodlake, County of Tulare, State of California, as per map recorded in Book 36, Page 35 of Parcel Maps in the Office of the County Recorder of said County.

Excepting therefrom all oil, gas and minerals and other hydrocarbon substances in, on or under that portion thereof of said land as reserved by Grace Morey Kropke, Wilhelmine E. Morey, Elizabeth M. Parrish and Charles L. Morey, Jr., in deed dated March 9, 1946, recorded March 30, 1946 in Book 1167, Page 266 of Official Records of Tulare County, Document No. 12311.

Also excepting therefrom that portion conveyed to the City of Woodlake, a municipal corporation in that certain Grant Deed recorded April 12, 2017 as Instrument No. 2017-20339 of Official Records.

Site Description: The subject larger parcel property consists of a single parcel of land that is located at the northwest corner of Valencia Boulevard and Sierra Avenue, in Woodlake. The parcel is irregular in shape and has a corner lot orientation with a frontage of approximately 131.20 feet along the west side of Valencia Boulevard and an exposure of nearly 156.21 feet on the north side of Sierra Avenue. The parcel contains 26,247 square feet or 0.60 acres of total land area, more or less.

The site has a generally level topography and the soils are considered to be stable. The parcel is finished with concrete curb, gutter, and sidewalk along the Sierra Avenue frontage, but there are no off-site improvements installed along Valencia Boulevard. All public utility services are available to the property. The site is partially within an 'AH' flood zone, which is a special flood hazard area, and partly in an 'X' flood zone that is not. The California GeoTracker website does not list the subject as having any known contamination, so it is assumed to be environmentally clean.

Easements & Encumbrances: A title report prepared by First American Title Company dated September 9, 2019 has been reviewed as part of this assignment, and it identifies the following items of significance. A temporary construction easement was recorded April 12, 2017 in favor of the City of Woodlake, but it appears that the work related to this easement has been completed and the easement may have terminated. There is also a deed of trust recorded against the property in December 2017 with the beneficiary identified as Bank of the Sierra.

Improvements Description: The property is improved with a single-family residence and a separate duplex apartment building that combine for a total living area of approximately 3,500 square feet. Both are one-story structures that appear to be in fair to average condition, but their age is unknown. The buildings are surrounded by yard improvements that include a driveway, landscaping, and fencing.

Zoning & Property Restrictions: The subject property is zoned R-1-7 by the City of Woodlake as being within a single-family residential zone. The purpose of this zone is to provide residential living areas within the city where development is limited to low-density concentrations of one-family dwellings. Regulations are designed to promote and encourage a suitable environment for family life, to provide space for community facilities needed to complement urban residential areas, to develop a circulation system that is pedestrian-friendly and connected to the community at-large, to promote an attractive and unique neighborhood design, and to encourage the conservation of valuable resources.

Permitted uses in this zone include single-family dwellings, raising of crops and horticultural specialties, home occupations, small day care homes, mobile homes, licensed group care homes, transitional and supportive housing, drainage basins, water well sites, and utility facilities. Some conditional uses are also possible with a special permit, such as educational or religious facilities, charitable institutions, hospitals and convalescent homes, public administrative or recreational facilities, senior citizen housing projects, and large family day cares. The development standards for this zone impose a minimum lot size requirement of 7,000 square feet, a maximum lot coverage of 40%, and a building height limitation of 35 feet. Yard setbacks of 20 feet in the front, 5 feet on the side, and 20 feet at the rear are also required. Single-family residences are to have at least two covered parking spaces.

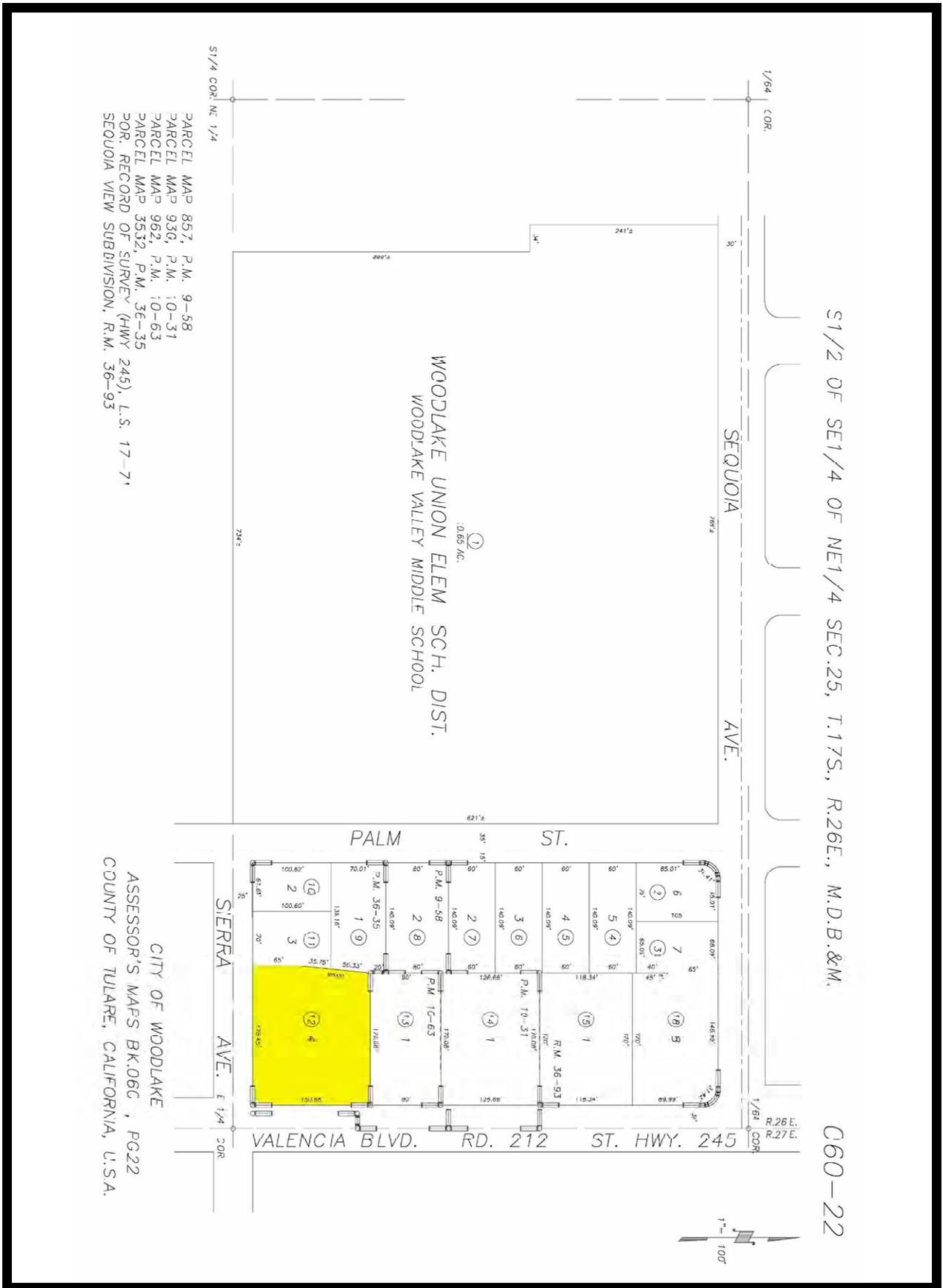
Highest & Best Use of Larger Parcel: The zoning applied to the property is primarily intended for single-family residential uses, although a number of other uses that are compatible with a residential area are also allowed as well. The physical characteristics of the parcel are well suited to supporting a residence and garage due to the level topography, stable soils, good lot dimensions and shape, and the availability of all utilities. Local real estate market conditions are some of the best that have been seen in many years and it is financially feasible to construct new homes at this time. Therefore, the highest and best use of the land as though vacant is to construct a new single-family house on the site.

The existing use of the property as a single-family residence is an allowable use in the R-1-7 zoning. This zone also allows for secondary dwelling units if appropriate approvals are obtained, but it does not appear that the current zoning ordinance permits more than one secondary unit. As such, the duplex is considered to be legal nonconforming use because it existed prior to adoption of the current ordinance. The improvements are aging and appear to be in fair to average condition, but they are consistent with the type of housing that is commonly found in this immediate area and they continue to contribute to the overall value of the property. They should receive better maintenance to prolong their useful life. In the end, the highest and best use of the property as though improved is to continue to occupy it as a multi-unit residential property.

Reference: This individual appraisal is part of a larger report covering multiple properties associated with the *North Valencia Boulevard Widening Project*. All items discussed in the introductory sections of the report, which includes the appraisal problem being addressed, the basic assumptions and limiting conditions underlying the appraisals, information about the surrounding area, and details regarding the project, apply to this individual appraisal. Any extraordinary assumptions or hypothetical conditions that are specific to just this subject property are indicated below.

Specific Extraordinary Assumptions: None.

Specific Hypothetical Conditions: None.



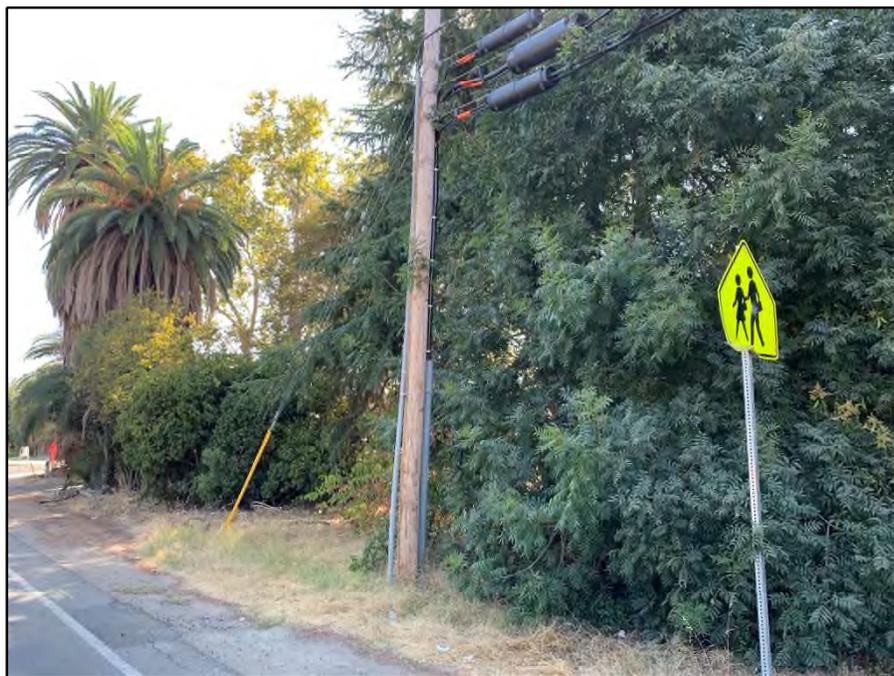
ASSESSOR'S PARCEL MAP



AERIAL PHOTOGRAPH



View of the subject larger parcel looking northwest from the intersection of Valencia Boulevard and Sierra Avenue.



View of the larger parcel looking southwest from northeast corner along Valencia Boulevard.



View of the single-family residence located on the property.



View of the duplex building.

Partial Acquisition Description

Description of Permanent Taking: The proposed acquisition includes two separate portions of the larger parcel that are both being taken in permanent fee title for use as road right-of-way (ROW) and intersection improvements. The southern portion will be owned by the City of Woodlake and it is situated at the southeast corner of the property at the intersection of Valencia Boulevard and Sierra Street. It is an irregular-shaped strip of land that varies in width from 3.50 to 4.00 feet and contains a total land area of 134 square feet. A small section of 3-foot-high wood plank fencing and some minor landscaping are the only improvements in this area.

The northern ROW take will be owned by the State of California as part of the right-of-way for State Route 245. It is situated along the property's east boundary fronting Valencia Boulevard and is a 5-foot-wide strip that extends south from the parcel's northeast corner for 127.70 feet. Altogether, it contains 638 square feet of land area. Improvement located in this area include some overgrown landscaping, a hose spicket, and some asphalt-paved driveway.

Legal of Permanent Taking: All that real property located in the City of Woodlake, County of Tulare, State of California, described as follows: That portion of Parcel 4 per Parcel Map 3532, filed June 24, 1987, in Book 36 of Parcel Maps, at Page 35, Tulare County Records, and situated in Section 25, Township 17 South, Range 26 East, Mount Diablo Baseline and Meridian, more particularly described as follows:

Southern Portion: Beginning at the most southerly corner of said Parcel 4; thence leaving said Point of Beginning, along the northerly right of way line of West Sierra Street, North 89°53'23" West, 5.65 feet; thence North 45°00'52" East, 32.45 feet; thence South 89°50'18" East, 5.00 feet to an intersection with the westerly right of way line of North Valencia Boulevard; thence along said right of way line, South 00°09'42" West, 3.50 feet; thence leaving said westerly right of way line, North 89°50'18" West, 2.84 feet; thence South 45°00'52" West, 27.51 feet to the Point of Beginning.

Northern Portion: Beginning at the northeast corner of said Parcel 4; thence leaving said Point of Beginning, along the westerly right of way line of North Valencia Boulevard, South 00°09'42" West, 127.70 feet thence North 89°50'18" West, 5.00 feet to an intersection with a line being parallel with and 5.00 feet westerly, as measured at right angles, from the westerly right of way line of North Valencia Boulevard; thence along said parallel line, North 00°09'42" East, 127.69 feet to an intersection with the northerly line of said Parcel 4; thence along said northerly line, South 89°53'54" East, 5,00 feet to the Point of Beginning.

Description of Temporary Easement Taking: The temporary construction easement (TCE) will be used by the City of Woodlake (City) or its contractors for purposes of facilitating construction of adjacent public street improvements and related purposes, in, on, over, under, through, along, and across the property. The TCE will commence upon 30 days written notice of commencement of construction and shall automatically terminate upon completion of City's construction or 18 months after commencement, whichever occurs first. Upon termination, the TCE area will be generally restored by the City's contractors to a comparable or better condition as that which existed prior to the City's access and use.

The TCE area parallels the ROW taking on its west side and it is an irregular-shaped portion that spans the full width of the parcel. The easement is 5.00 feet wide at its north end, then widens to 12.50 feet midway along its course where a new drive approach will be installed, then narrows back to 5 feet in width at the

southern end. A total of 992 square feet of land area will be burdened by the easement. Additional asphalt paving and landscaping are the only improvements in this area.

Legal of Temporary Easement Taking: All that real property located in the City of Woodlake, County of Tulare, State of California, described as follows: That portion of Parcel 4 per Parcel Map 3532, filed June 24, 1987, in Book 36 of Parcel Maps, at Page 35, Tulare County Records, and situated in Section 25, Township 17 South, Range 26 East, Mount Diablo Baseline and Meridian, more particularly described as follows: Commencing at the northeast corner of said Parcel 4; thence leaving said Point of Commencement, along the northerly line of said parcel, North 89°53'54" West, 5.00 feet to an intersection with a line being parallel with and 5.00 feet westerly, as measured at right angles, from the westerly right of way line of North Valencia Boulevard, said intersection being the True Point of Beginning; thence leaving said True Point of Beginning, along said parallel line, South 00°09'42" West, 127.69 feet; thence leaving said parallel line, South 45°00'52" West, 32.45 feet to an intersection with the northerly right of way line of East Sierra Street, said line being parallel with and 25.00 feet northerly, as measured at right angles, from the south line of the northeast quarter of said section; thence along said right of way line, North 89°53'23" West, 7.06 feet; thence leaving said right of way line, North 45°00'52" East, 35.37 feet to an intersection with a line being parallel with and 10.00 feet westerly, as measured at right angles, from the westerly right of way line of North Valencia Boulevard; thence along said parallel line, North 00°09'42" East, 16.01 feet; thence leaving said parallel line, North 89°50'18" West, 7.50 feet; thence North 00°09'42" East 25.22 feet; thence South 89°50'18" East, 7.50 feet to an intersection with a line being parallel with and 10.00 feet westerly, as measured at right angles, from the westerly right of way line of North Valencia Boulevard; thence along said parallel line, North 00°09'42" East, 84.40 feet to an intersection with the northerly line of said Parcel 4; thence along said northerly line, South 89°53'54" East, 5.00 feet to the True Point of Beginning.

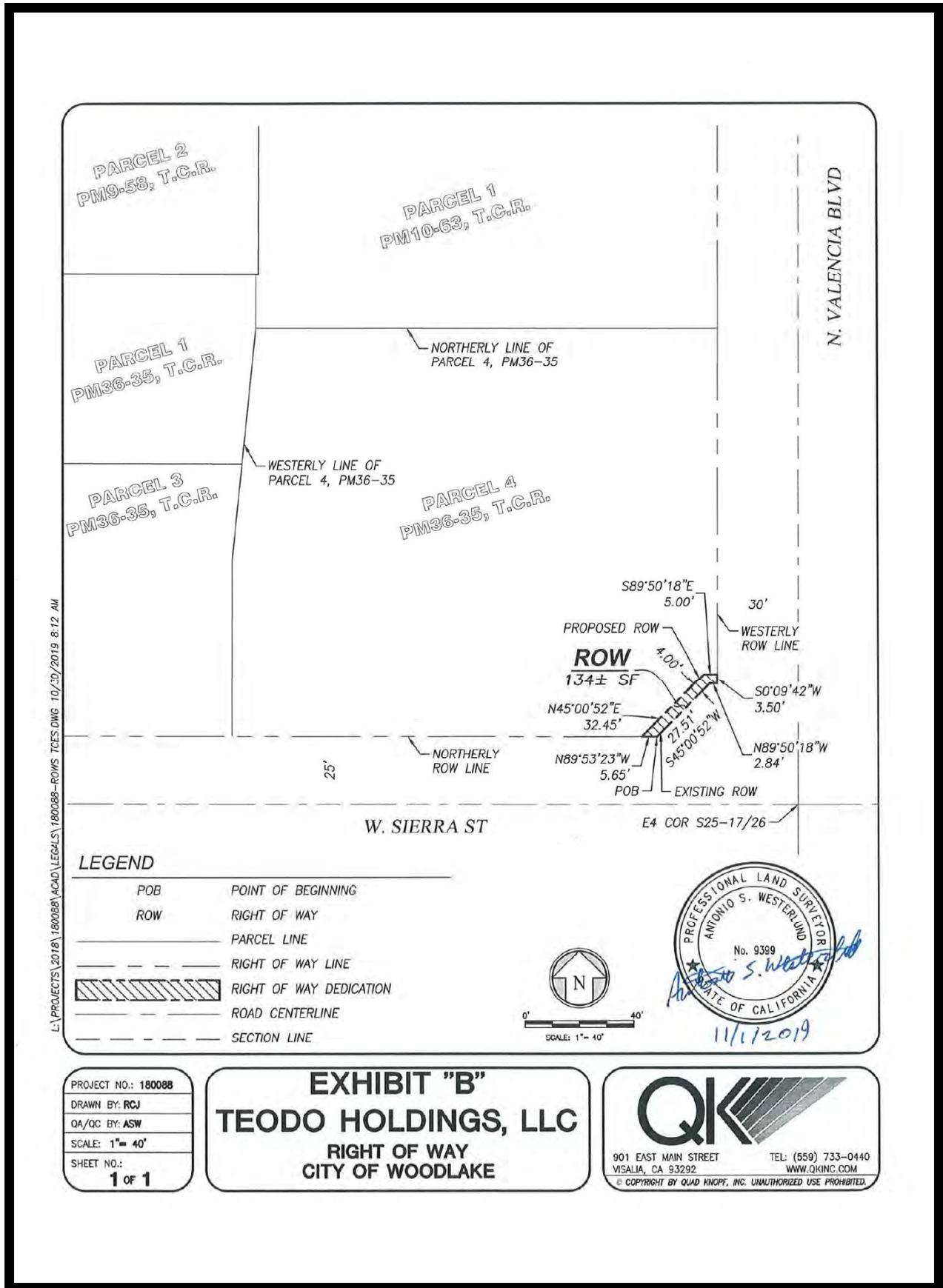
Construction Contract Work: The project contractor will reconfigure the sprinkler system to continue irrigating the remaining landscaping, repair the wood fence, and install a new drive approach with proper grade adjustment to connect with the driveway.

Analysis of the Remainder: In the after condition, the remainder property will be slightly smaller at 25,475 square feet of land area, which is still large enough for a residential lot and it will continue to comply with the minimum lot size requirement of the zoning. The shape of the parcel will change, but only to a small degree, and no uneconomic remnants will be created. The property will have the same amount of frontage along Valencia Boulevard with just a small reduction in exposure on Sierra Avenue, and the same access points will remain. All public utility services will continue to be available to the property and they will be reconnected as part of the project. Concrete curb, gutter, and sidewalk and full asphalt road pavement will be installed along the Valencia Boulevard frontage to help finish the site.

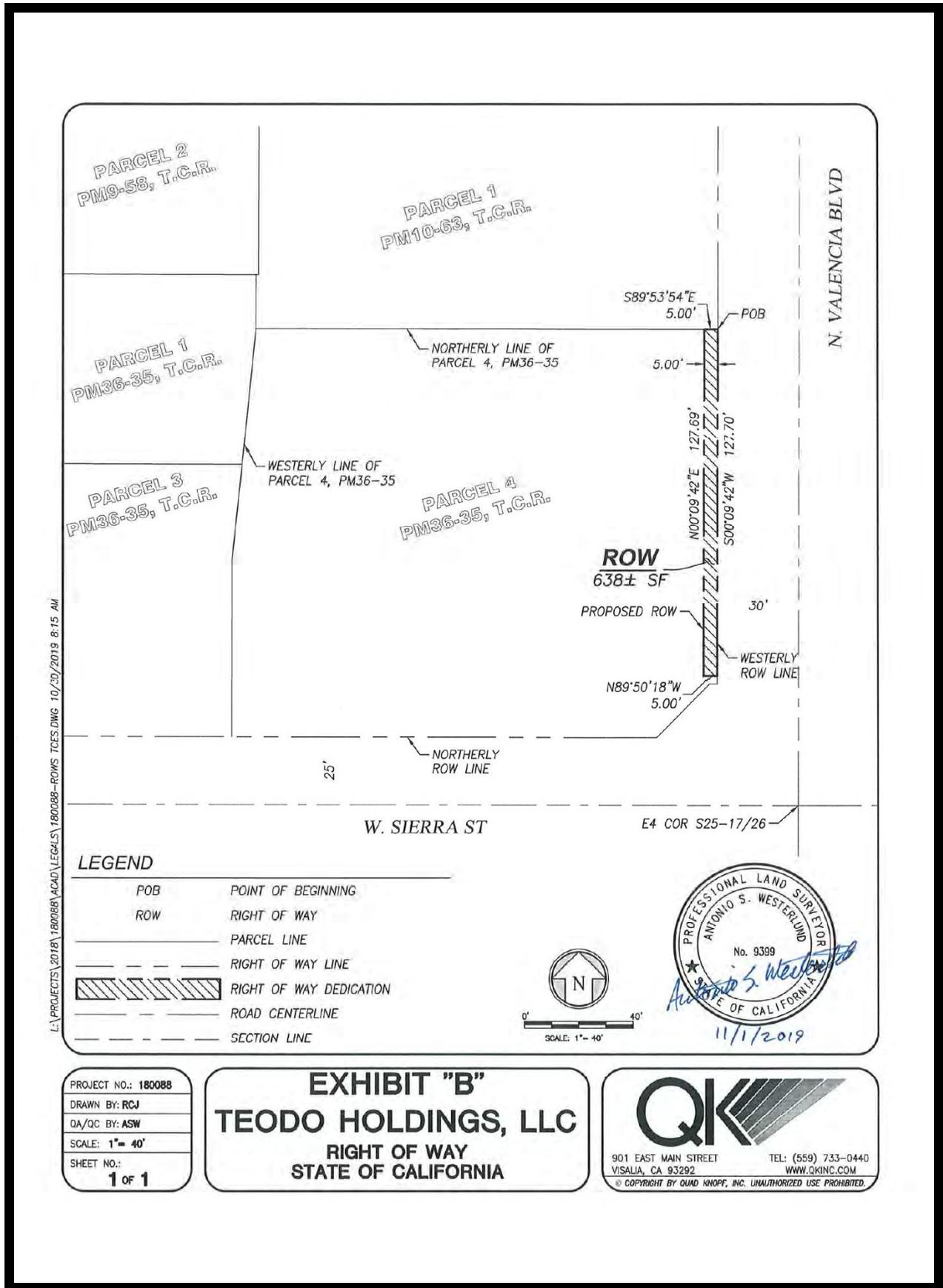
The right-of-way will be moved only about five feet closer to the house, resulting in a setback to the nearest wall of about 48½ feet, and the traffic lanes on the street will be several feet east of the new property line. Also, some of the overgrown landscaping will remain, so the safety of the residence should not be impacted and no significant increase in noise is anticipated. Because the project contractor will perform all necessary corrective work as part of the project, no severance damages are anticipated.

Highest & Best Use of the Remainder: The highest and best use of the remainder property is not expected to change as a result of the partial acquisitions or project construction and use. The highest and best use of the land as though vacant will continue to be to construct a new single-family house on the

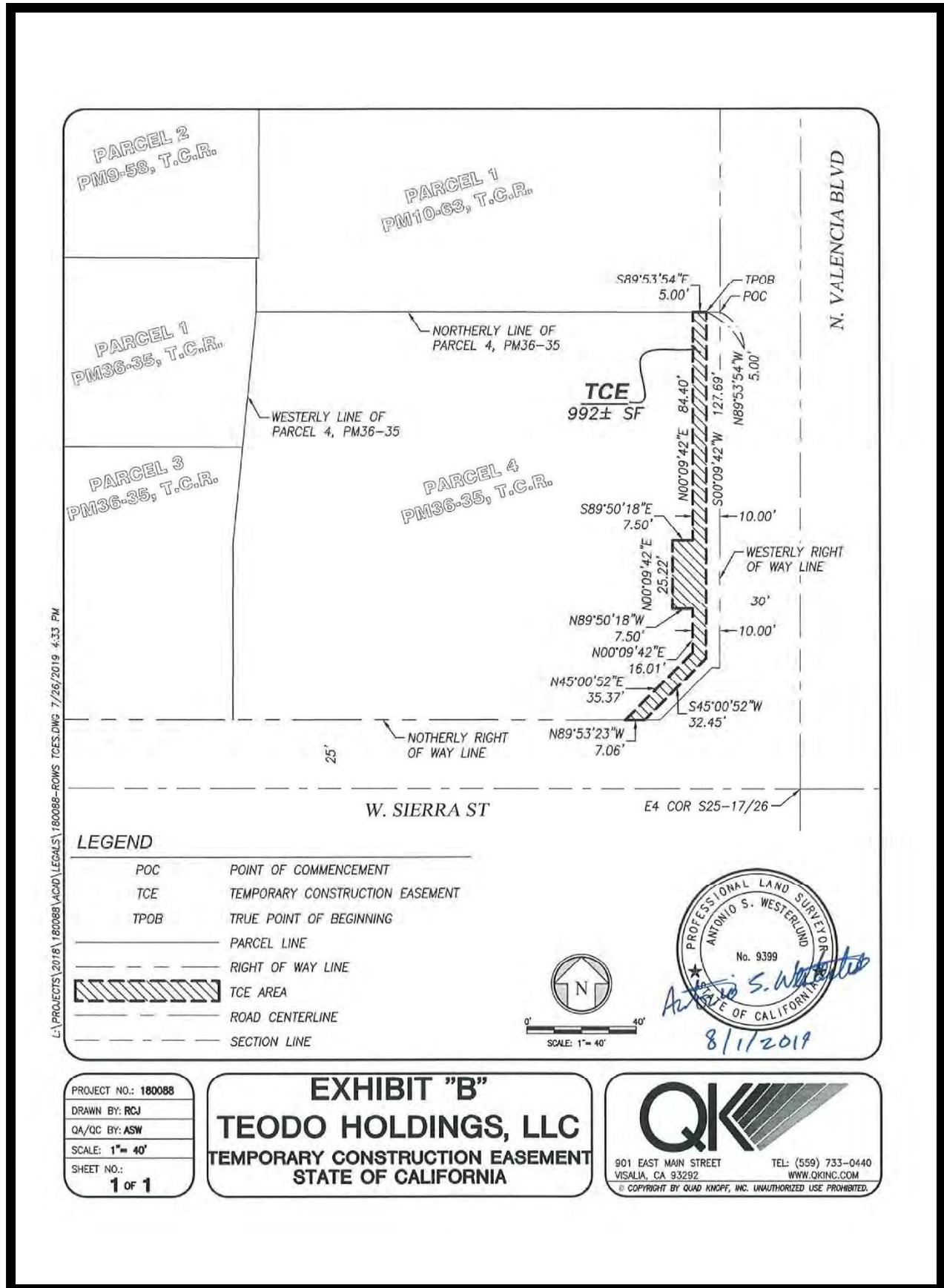
site. The highest and best use of the property as improved will still be to continue to occupy it as a multi-unit residential property.



PLAT OF THE SOUTH RIGHT-OF-WAY TAKING



PLAT OF THE NORTH RIGHT-OF-WAY TAKING



PLAT OF THE TEMPORARY TAKING



View of the southern ROW and TCE take areas looking east from the southern end of the takings.



View of the northern ROW and TCE take areas looking north along the Valencia Boulevard frontage.

Property Valuation Summary

The estimate of fair market value plus net severance damages for the subject is summarized below:

| | | |
|---|------------|----------------|
| 1 – Value of Larger Parcel Before Taking: | | |
| Land Value | \$90,000 | |
| Improvement Value | + \$474 | |
| | | \$90,474 |
| 2 – Value of Part Taken as Part of Whole: | | |
| Value of Permanent Takings: | | |
| Southern ROW Taking | \$519 | |
| Northern ROW Taking | \$2,603 | |
| Value of Temporary Taking | + \$510 | |
| | | – \$3,632 |
| 3 – Value of Remainder as Part of Whole: | | |
| Land Value | \$86,842 | |
| Improvement Value | + \$0 | |
| | | = \$86,842 |
| 4 – Value of Remainder Without Benefits: | | |
| Remainder Property Value | \$86,842 | |
| Curable Damages | \$0 | |
| Permanent Damages | – \$0 | |
| | | – \$86,842 |
| 5 – Severance Damages: | | |
| Step Three Value | \$86,842 | |
| Step Four Value | – \$86,842 | |
| Total Severance Damages | | = \$0 |
| 6 – Value of Remainder With Benefits: | | |
| Property Value | \$86,842 | |
| Benefits | + \$0 | |
| | | \$86,842 |
| 7 – Benefits to the Remainder: | | |
| Step Six Value | \$86,842 | |
| Step Four Value | – \$86,842 | |
| | | \$0 |
| 8 – Net Damages to the Remainder: | | |
| Step Five Value | \$0 | |
| Step Seven Value | – \$0 | |
| | | \$0 |
| 9 – Estimate of Just Compensation: | | |
| Step Two Value | \$3,632 | |
| Step Eight Value | + \$0 | |
| | | |
| Final Total Value Opinion | | \$3,632 |
| | Rounded to | <u>\$3,650</u> |

Property Valuation Discussion

Value of Larger Parcel: The subject larger parcel is valued using the sales comparison and cost approaches, while the income capitalization approach is not considered to be applicable and is excluded from the appraisal. Because the impacts to the property's improvements are limited, a strip appraisal is performed that focuses on the valuation of the underlying land and only those improvements that affect the proper estimate of compensation.

Four sales of comparable residential lots are selected for use in valuing the subject larger parcel. These data items are narratively discussed below followed by a grid that analyzes the data and shows how each item compares to the subject.

Sale no. 1 consists of two adjoining vacant residential lots that are situated along the south side of Cajon between Acacia Street and Valencia Boulevard, in Woodlake. The property contains 48,085 square feet of total land area. The lots are finished with curb and gutter off-sites along the Cajon Avenue frontage and all public utility services are available. An R-1-7 zoning is applied to the property for single-family residential uses. The property sold in August 2016 for \$100,000 after six months of market exposure. The two lots were listed together and the seller required that they be sold in a single transaction. The buyer subsequently built a new custom home on one of the lots and plans to hold the other lot for future development.

Sale no. 2 refers to a vacant lot in the Majestic No. 4 subdivision, in Woodlake. This corner-oriented lot is one of the last available in the new development and it is located at the northeast corner of Acacia Street and Kaweah Avenue. The parcel contains 9,158 square feet and is finished with curb and gutter along both street frontages. Public utilities are also extended to the lot for easy connection. The zoning is R-1-7 for single-family residential uses. The property was listed for sale at an asking price of \$68,000 and it sold in October 2017 after six months on the market for \$66,500. The buyers have since constructed a new custom-built home on the lot.

Sale no. 3 represents an 11,033-square-foot lot that is located along the east side of Pomegranate Street, south of Sierra Avenue, in Woodlake. The property is part of an established residential section of town and it is surrounded by older homes. The lot has curb, gutter, and sidewalk installed and public utilities are extended to the parcel. It is zoned R-1-7 for single-family residential uses. After being on the market for less than a month, the property sold in November 2017 for the full asking price of \$45,000. The buyer is an investor who then constructed a new house on speculation and eventually sold it to a new homeowner.

Sale no. 4 is an 8,855-square-foot lot that is situated along the south side of Sierra Avenue, west of Pomegranate Street, in Woodlake. It is an infill lot in the midst of an older residential section of town, and it is zoned R-1-7 for single-family residential uses. Off-site improvements, including curb, gutter, and sidewalk, are in place along with all public utility services. The property was offered for sale at an asking price of \$45,000, and it took just one month to find a buyer. The sale closed in September 2018 at a price of \$43,000. An investor was the buyer and he subsequently built a new house that was later sold to a new homeowner.

In comparing these sales to the subject property, consideration is given to various elements of comparison that market participants recognize as having an impact on the prices that are paid for this type of property. The comparison grid summarizes how each data item is compared to the subject. A "+" is shown if the

data item is inferior to the subject, a “-” is used if the sale is superior, and an “=” sign is indicated if the data item is generally comparable. Not all elements of comparison are weighted equally by the market and in some instances a greater magnitude of difference is appropriate for a symbol.

| LAND SALES COMPARISON GRID <i>Comparable Residential Lot Sales</i> | | | | |
|--|-------------------|-------------------|---------------------|--------------------|
| | Sale No. 1 | Sale No. 2 | Sale No. 3 | Sale No. 4 |
| Address | 311 W. Cajon Ave. | 802 N. Acacia St. | 468 N. Pomegranate | 373 E. Sierra Ave. |
| City | Woodlake | Woodlake | Woodlake | Woodlake |
| APN | 060-020-077,078 | 060-020-076 | 161-110-012 | 161-123-009 |
| Buyer | Orozco | Alatorre | AMD Solutions, Inc. | Herrera |
| Document No. | 16-47616 | 17-62791 | 17-73720 | 18-55783 |
| Sale Date | 8/12/2016 | 10/11/2017 | 11/28/2017 | 9/26/2018 |
| Sale Price | \$100,000 | \$66,550 | \$45,000 | \$43,000 |
| Land Area – SF | 48,085 | 9,158 | 11,033 | 8,855 |
| Zoning | R-1-7 | R-1-7 | R-1-7 | R-1-7 |
| Access | Paved | Paved | Paved | Paved |
| Topography | Level | Level | Level | Level |
| Utilities | All available | All available | All available | All available |
| Off-Sites | C-G | C-G | C-G | C-G-S |
| Property Rights | = | = | = | = |
| Financing | = | = | = | = |
| Conds. of Sale | = | = | = | = |
| Market Conds. | + | + | + | + |
| Interim Value | > \$100,000 | > \$66,550 | > \$45,000 | > \$43,000 |
| Location | = | = | + | + |
| Zoning | = | = | = | = |
| Parcel Size | - | + | + | + |
| Access | = | = | = | = |
| Topography | = | = | = | = |
| Utilities | = | = | = | = |
| Off-Sites | - | - | - | - |
| Final Indication | < \$100,000 | > \$66,550 | > \$45,000 | > \$43,000 |

Based on these comparisons, the subject land should be valued above the \$43,000 to \$66,550 indicated by sale nos. 2, 3, and 4, but below the \$100,000 reflected in sale no. 1. Thus, the value is bracketed between \$66,550 and \$100,000. The subject is a large lot that fronts along a busy street. Also, the definition of fair market value that applies to this appraisal calls for the “highest price” that would reasonably be received in the marketplace. Considering these factors, a lot value of \$90,000 is concluded for the subject property. This is equal to a unit value of \$3.43 per square foot for the 26,247-square-foot parcel.

In a strip appraisal where the majority of the property’s improvements are not being affected by the partial acquisition, it is still important to include in the value of the larger parcel the contribution of any improvements that are being taken. The cost approach is used to estimate this improvement value and the table below summarizes the process. The Marshall Valuation Service cost manual is used as the source for the various replacement costs.

| CONTRIBUTORY VALUE OF IMPROVEMENTS As Part of the Whole Larger Parcel | | | | |
|--|------------------|---------------------------|-------------------|--------------------|
| Improvement Type | Improvement Size | Replacement Cost per Unit | Depreciation Rate | Contributory Value |
| Wood plank fencing | 3 l.f | \$15.00 | 25% | \$34 |
| Asphalt paving | 60 s.f. | \$3.00 | 50% | \$90 |
| Hose spicket | Lump sum | \$100 | 50% | \$50 |
| Landscaping | Lump sum | \$300 | 0% | \$300 |
| Total | | | | \$474 |

Adding the value of the land to the contribution of the affected improvements leads to a total value for the subject larger parcel of \$90,474.

Value of Permanent Takings: The same unit land value of \$3.43 per square foot that has been estimated for the larger parcel is also applied to the portions of the site that are to be acquired in fee title for use as permanent right-of-way. This results in a land value for the southern taking of \$460 and a land value for the northern taking of \$2,188.

To this is added the contributory value of the affected improvements, which for the southern taking is calculated as follows:

$$\text{Land Size} \times \text{Value per S.F.} = \text{Land Value} + \text{Improvement Value} = \text{Value of Southern Taking}$$

$$134 \text{ s.f.} \times \$3.43 = \$460 + \$59 = \$519$$

The same process is followed for the northern taking, resulting in the following valuation:

$$\text{Land Size} \times \text{Value per S.F.} = \text{Land Value} + \text{Improvement Value} = \text{Value of Southern Taking}$$

$$638 \text{ s.f.} \times \$3.43 = \$2,188 + \$415 = \$2,603$$

Altogether, the total value of the two permanent right-of-way takings totals \$3,122.

The valuation of the temporary construction easement utilizes a somewhat different methodology because this acquisition will not be permanently taken and will only be needed for a relatively short period of time. During this time, the larger parcel will be without the use of this area though, and the owner must be compensated accordingly. The most appropriate method of valuing this temporary easement area is to estimate the rental value of the property within the take area over the specified term.

For this project, the term of the temporary easement will be 18 months or 1½ years. Residential lots are not typically leased in the local market, so commercial ground leases are reviewed to understand the annual rates of return that are common, and it is found that rents are frequently set at around 9% to 10% of the value of the underlying land. Applying a 10% rate of return to the land value within the easement area for a 1½-year term leads to a value for the easement taking of \$510.

$$\text{Land Size} \times \text{Value per S.F.} \times \text{Annual Return} \times \text{TCE Term} = \text{TCE Rental Value}$$

$$992 \text{ s.f.} \times \$3.43 \times 10\% \times 1.5 \text{ years} = \$510$$

Adding the values of the different take areas together provides a total value for the parts taken as part of the whole of \$3,632.

| | |
|------------------------|-----------------------|
| Permanent Take Areas | \$3,122 |
| Temporary Take Area | + \$510 |
| Total Value of Takings | <u><u>\$3,632</u></u> |

Severance Damages: No damages to the remainder property’s value are expected to result from the partial acquisition or from the construction and use of the planned project.

Construction Contract Work: The project contractor will reconfigure the sprinkler system to continue irrigating the remaining landscaping, repair the wood fence, and install a new drive approach with proper grade adjustment to connect with the driveway.

Benefits: Benefits may only be used to offset damages and cannot be used to reduce the valuation of the takings. Because no severance damages are expected for the property, there is no need to quantify any benefits and they are indicated to be \$0.

Final Total Value Opinion: The final estimate of compensation is equal to the value of the portions being acquired plus any net severance damages. This is equal to \$3,632, which is rounded to \$3,650.

City of Woodlake

AGENDA ITEM V-I

January 13, 2020

Prepared by Ramon Lara, City Staff

SUBJECT:

Action: Adoption of Resolution: Approve the Acquisition of the Property with APN No. 060-020-081-000 (Roman Catholic Bishop)

BACKGROUND:

The City of Woodlake continues to look at potential properties to promote future economic development, investment opportunities and infrastructure upgrades. Over the last few years the City has acquired properties and marketed them to potential developers or identified them as future sites for basins and wells. Recently the City has sold four of the seven properties it had acquired for future projects.

DISCUSSION:

The City has identified another property that may be acquired and marketed for future housing or park development or used as a future basin location. The property sits north of the City of Woodlake on Kaweah St. and N. Valencia Blvd. as seen in Attachment No. 1. The property consists of 8.46 acres of bare land. The seller and City have agreed to a purchase price of five hundred thousand dollars (\$500,000.00). The property appraised at five hundred and seven thousand six hundred dollars (\$507,600.00). Appraisal is attached.

RECOMMENDATIONS:

Staff recommends that Council approve the purchase of the site by the Sewer Fund for future mixed uses as a basin/park or residential purposes.

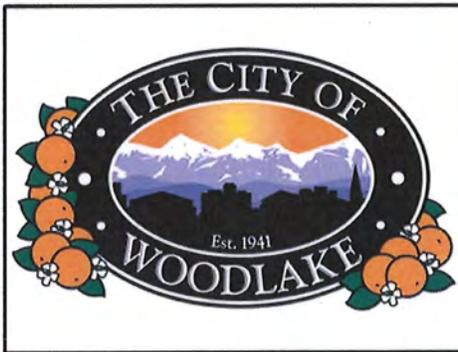
FISCAL IMPACT:

The City of Woodlake Sewer Fund will purchase and own the land as an asset. Future proceeds of the property will be allocated to the Sewer Fund.

ATTACHMENTS:

1. Resolution: Approve the Acquisition of the Property with APN No. 060-020-081-000 by the City of Woodlake General Fund
2. Attachment No. 1 – Appraisal Report

APPRAISAL REPORT



CATHOLIC CHURCH PROPERTY

Vacant 8.46-Acre Land Parcel
Northwest Corner of Valencia Blvd. & Kaweah Ave.
Woodlake, California

Date of Value:
October 3, 2019

Client:
Hamner, Jewell & Associates





HopperCompany
Real Property Valuation

October 24, 2019

Cathy Springford, SR/WA, R/W-RAC
Hamner, Jewell & Associates
530 Paulding Circle, Suite A
Arroyo Grande, California 93420

RE: *Appraisal of Catholic Church vacant land property in Woodlake, California. Our file no. 19-081.*

Dear Ms. Springford:

In accordance with your request, we are pleased to transmit the attached appraisal report. We have personally inspected and appraised a vacant 8.46-acre land parcel that is located at the northwest corner of Valencia Boulevard and Kaweah Avenue, in Woodlake, California. The property is owned by The Roman Catholic Bishop of Fresno and is zoned for single-family residential uses.

The City of Woodlake is now considering the subject as a possible public park site and they are in need of an appraisal to assist in their deliberations regarding the property. The appraisal has been ordered by Hamner, Jewell & Associates, the City's contracted consultant, and they are considered to be the client for the assignment. The City of Woodlake is another intended user of the appraisal.

The purpose of the appraisal is to provide an opinion of the fair market value of the fee simple interest in the subject property as of October 3, 2019. The specific definitions of these terms are contained within the attached appraisal report. The property has been appraised in its "as-is" condition as observed on the date of inspection and this is considered to be a current value estimate.

After considering all of the available facts and pertinent information regarding the subject property, and based upon the analyses and conclusions contained within the attached appraisal report, it is our opinion that the fair market value of the fee simple interest in the subject property in its "as-is" condition as of October 3, 2019 is:

FIVE HUNDRED THOUSAND DOLLARS
\$500,000

This fair market value conclusion represents the highest price that would be agreed to by a seller and a buyer, both of whom are willing participants in the transaction and are not unusually motivated, and each of whom is dealing with the other party with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

Any reader of the attached report is cautioned to understand the limited purpose for which it has been prepared. Reliance upon the information, data, or conclusions indicated within the report by anyone other than the client, or for any reason other than the stated intended use, is inappropriate and could be misunderstood. This letter is intended only to transmit the attached appraisal report and should not be considered the report itself.

Thank you for this appraisal assignment. If you have any questions regarding it, please feel free to contact us.

Sincerely,



Renee E. Hendrick, MAI, R/W-AC, ARA
CA #AG040264 (expires 5/11/2020)



Keith J. Hopper, MAI, R/W-AC, AI-GRS
CA #AG002559 (expires 10/4/2020)

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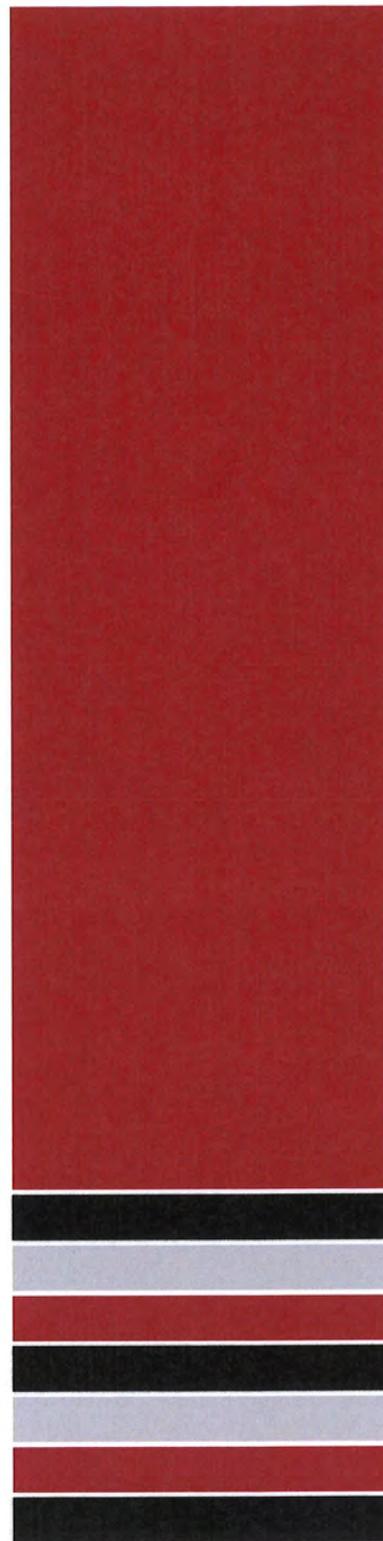
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INTRODUCTION TO THE APPRAISAL



HopperCompany
Real Property Valuation

THE APPRAISAL PROBLEM

The subject of this appraisal is a vacant 8.46-acre land parcel that is located at the northwest corner of Valencia Boulevard and Kaweah Avenue, in Woodlake, California. It has been owned by The Roman Catholic Bishop of Fresno for many years as a possible future church site, and it is zoned for single-family residential uses. The City of Woodlake is now considering a possible acquisition of the property for use as a public park site.

In order to assist with their deliberations and possible sale negotiations with the owner, the City is in need of an appraisal of the real property. This appraisal has been ordered by Hamner, Jewell & Associates, the City's contracted consultant, and they are considered to be the client for the assignment. The City of Woodlake is the only other intended user of the appraisal.

The purpose of the appraisal is to provide an opinion of the fair market value of the fee simple interest in the subject property as of October 3, 2019. The property has been appraised in its "as-is" condition as observed on the date of the inspection and this is considered to be a current value estimate.

The appraisal has been prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, the Ethical Rules of the International Right of Way Association, the California Code of Civil Procedures dealing with Eminent Domain Law, the California Evidence Code, and applicable case law precedent. The results of this appraisal are being communicated in this narrative-style Appraisal Report that provides a concise presentation of the important facts and information having an impact on the value of the subject property.

There are several underlying assumptions and conditions that are made throughout this appraisal that affect the value conclusions that are reached. They are detailed later in the *Assumptions and Limiting Conditions* section of this report and should be fully read and understood in order to have a proper basis on which to consider the value conclusions.

The appraisers who have prepared and signed this appraisal report are competent to value this type of property and are qualified under the competency rule of the USPAP. A detailed list of the appraisers' qualifications is shown in the addenda of this report. No one else provided significant professional assistance to the persons signing this report.

This appraisal report is a copyrighted work and neither all nor any part of this document may be copied, reproduced, transmitted, or incorporated into any information retrieval system in any form or by any means without the express written permission of the authors. The descriptions, data, analyses, opinions, and conclusions contained herein are intended for the exclusive use of the client and the other intended users that are identified in this report, and are to be used solely for the intended use that is stated. The Hopper Company retains all ownership of this work and the client and other intended users are simply granted a license to use the work for the intended use. © Copyright 2019 by the Hopper Company. All Rights Reserved.

DEFINITIONS OF TERMS

The following terms are used throughout this appraisal report.

Appraisal: The act or process of developing an opinion of value; an opinion of value (noun). Of or pertaining to appraising and related functions such as appraisal practice or appraisal services (adjective). An appraisal must be numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g., not more than, not less than) to a previous value opinion or numerical benchmark (e.g., assessed value, collateral value). (*USPAP*, Appraisal Foundation, 2018-19 edition, pg. 3).

Assignment: A valuation service that is provided by an appraiser as a consequence of an agreement with a client. (*USPAP*, Appraisal Foundation, 2018-19 edition, pg. 3).

Client: The party or parties who engage, by employment or contract, an appraiser in a specific assignment. The client may be an individual, group, or entity, and may engage and communicate with the appraiser directly or through an agent. (*USPAP*, Appraisal Foundation, 2018-19 edition, pg. 4).

Report: Any communication, written or oral, of an appraisal or appraisal review that is transmitted to the client or a party authorized by the client upon completion of an assignment. Two types of reports may be written under USPAP: Appraisal Report or Restricted Appraisal Report. (*USPAP*, Appraisal Foundation, 2018-19 edition, pg. 5).

Real Estate or Real Property: Real estate is an identified parcel or tract of land, including improvements, if any. Real property is the interests, benefits, and rights inherent in the ownership of real estate. (*USPAP*, Appraisal Foundation, 2018-19 edition, pg. 5).

Fair Market Value: The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable. (*California Code of Civil Procedure*, Section 1263.320).

The fair market value of the property taken shall not include any increase or decrease in the value of the property that is attributable to any of the following: (a) the project for which the property is taken; (b) the eminent domain proceeding in which the property is taken; or (c) any preliminary actions of the plaintiff relating to the taking of the property. (*California Code of Civil Procedure*, Section 1263.330).

Fee Simple Interest: 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. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 90).

SCOPE OF WORK IN THE APPRAISAL

The scope of work undertaken in this appraisal refers to the type and extent of research and analysis that is performed in answering the appraisal problem and completing the assignment. An appropriate scope of work is determined based on input from the client and it leads to credible assignment results as measured within the context of the intended use of the appraisal. The scope of work includes the degree to which the subject property is identified and inspected, the type of data that is sought and the level of research that is performed, and the methods and extent of analysis that are applied to arrive at opinions and conclusions. Credible assignment results require support by relevant evidence and logic. (*USPAP*, Scope of Work Rule, Appraisal Foundation, 2018-19 edition, pg. 12).

Subject Property Identification & Inspection

In this appraisal, the appraisers have sought to become as knowledgeable about the subject property and the market within which it operates as typical market participants would be. With this goal in mind, it is important to recognize that the appraisal is performed with a limited amount of data and that various legal, monetary, and time constraints may preclude the appraisers from making exhaustive investigations.

The following tasks and investigations have been performed:

- The assignment was ordered by Cathy Springford, a project manager with Hamner, Jewell & Associates. She provided background information about the project and supplied a title report for use in the appraisal.
- Hamner, Jewell & Associates sent a *Notice of Decision to Appraise* letter to the property owner notifying them that their property was to be appraised and offering them the opportunity to meet with the appraisers to discuss the appraisal.
- Contact was made with Douglas DuRivage, Director of Property and Construction for the Diocese of Fresno, to discuss the appraisal assignment and the current status of the subject property.
- A personal inspection of the property was made by the appraisers on October 3, 2019. The inspection included viewing the site from the fronting streets, taking detailed notes about site conditions, and photographing the property.
- A title report provided by the client was reviewed to determine the current property ownership, a legal description for the property, and any significant encumbrances to the title. An ownership history going back a minimum of three years is researched, including any available details of recent sales, listings, or offers to purchase.
- Investigations were made into the applicable zoning and other land use restrictions impacting the use and development of the property.

Data Research

In an effort to properly understand the market in which the subject property operates, several additional steps have been taken:

- The surrounding neighborhood area has been visually inspected to identify existing land use patterns and trends, property conditions, potential market transactions, and other influences affecting the property.

- Demographic, regulatory, and economic data on the neighborhood, city, and region are collected from various governmental, Internet, and private sources to help in identifying trends that may be impacting the value of the property.
- Specialized research is made into the unique characteristics of the property's market segment to better understand the forces and factors that influence value and the current conditions affecting supply and demand.
- Discussions are held with various market participants to gain insight into current market conditions and transactions, including real estate agents, buyers, and sellers.
- Detailed market data is gathered in the form of property sales or escrows. Numerous sources of information are used to help identify this market data, including public document recordings, local multiple listing services, Internet resources and databanks, the appraisers' own files and databases, and contacts with active market participants.
- Efforts are made to verify all of the transactional market data with parties who are knowledgeable of the transactions. All of the data used in this appraisal is believed to be reliable and correct, and where inconsistencies or conflicting information is provided only the most trustworthy data is used.

Valuation Analysis

Once the necessary background information about the subject and its market area are gathered, the valuation analysis is performed. Because the procedures and methods used in valuing properties subject to possible condemnation are strictly governed and controlled by law and the courts, diligent efforts have been made to adhere to California Code of Civil Procedure Title 7, which is the Eminent Domain law, the California Evidence Code, and applicable case law that establishes precedents or rulings pertaining to various aspects of condemnation valuation. While the appraisers are not attorneys, numerous resources have been consulted and specialized appraisal training has been received in an attempt to adequately understand and properly apply the law as it pertains to the valuation of the subject property.

These steps are followed:

- The highest and best use of the property is analyzed. This analysis is based on logic, observed evidence, and the appraisers' experience in the local market.
- Due to the nature of the subject property, the sales comparison approach to value is performed.
- The results of the appraisal process are then communicated in this narrative-style Appraisal Report that provides a concise presentation of the important facts and information having an impact on the value of the subject property.

EFFECTIVE DATE OF VALUE AND APPRAISAL REPORT

The effective date of value represents the point in time to which the appraisal analyses and opinions pertain, and in this report the date of value is October 3, 2019. This represents the date when the appraisers made a personal inspection of the subject property. All assumptions and analyses used in the appraisal are based upon valuing the property as of this point in time. The concluded value is considered to be a current value estimate because the effective date is concurrent with the date that the appraisal report was prepared.

The date of the appraisal report is October 24, 2019. This is the point in time when the final value conclusions were established and the completed appraisal report was transmitted to the client. This date helps to establish the perspective of the appraisers in relation to the effective date of value.

ASSUMPTIONS AND LIMITING CONDITIONS

The assumptions and limiting conditions listed below are central to this appraisal. The list includes basic assumptions and limiting conditions that are typical of many appraisal assignments as well as any extraordinary assumptions or hypothetical conditions that are specific to the subject property and this assignment. This appraisal should only be relied upon within the context of these items.

Basic Assumptions

1. The information and data reported in this appraisal have been obtained from sources that are deemed to be reliable. They are believed to be correct, but cannot be guaranteed by the appraisers. Sources such as government agencies, financial institutions, attorneys, accountants, appraisers, brokers, and buyers and sellers are believed to be true and correct unless conflicting information is discovered through another source. In cases of conflicting information, only reasonable and verifiable data is used, however, no responsibility for the accuracy of such information is assumed by the appraisers.
2. It is assumed that all information provided by the property owner and any persons employed by them is accurate and complete. This would include information about the subject property's physical condition, current and past economic performance, lease agreements, condition of title, and any other items or details that could potentially impact the property's valuation.
3. The effective date of value that applies to the opinions expressed in this report is set forth in the appraisal. The appraisers assume no responsibility for events, conditions, or circumstances that may subsequently arise and alter the economic or physical condition of the subject property and the opinions and conclusions stated herein.
4. No opinion as to title is rendered. Data on ownership and the legal description have been obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically expressed in the report.

5. It is assumed that the property is in full compliance with all applicable zoning and use restrictions unless otherwise indicated in the report. It is further assumed that the property is in complete compliance with all federal, state, and local laws and regulations governing environmental issues, unless otherwise indicated.
6. The property is appraised assuming it to be under responsible ownership and competent management. It is assumed that all required licenses, consents, and other legislative or administrative authority have been or can be obtained for any use on which the value estimate contained in this report has been based.
7. No encroachment of real property improvements is known to exist, and it is assumed that the utilization of the land and any improvements is within the boundaries of the property lines of the property described in this report, unless otherwise indicated.
8. It is assumed, unless indicated to the contrary in this report, that there are no hidden or unapparent conditions of the property, subsoils, or any structures that would render it more or less valuable. No responsibility is assumed for such conditions, and any reports provided to the appraisers by experts in these matters are accepted as true and correct.
9. No opinion regarding the value of subsurface oil, gas, or mineral rights is expressed. The property is not believed to be encumbered by easements nor rights to surface entry for the exploration or removal of such materials unless expressly stated.
10. Unless otherwise stated in this report, the existence of hazardous material substances, including without limitation asbestos, polychlorinated biphenyls, urea-formaldehyde, foam insulation, petroleum leakage, agricultural chemicals, or other potentially hazardous materials, which may or may not be present on the subject property, were not called to the attention of nor did the appraisers become aware of such during the appraisers' inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test or detect such substances. The presence of such hazardous substances may affect the value of the property. Unless otherwise indicated in the report, all values estimated in this appraisal are based on the assumption that no hazardous substances exist on or in the property or in such proximity to it that would cause a loss in value. No responsibility is assumed for any hazardous substances or for any expertise or knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
11. This appraisal report should not be considered an inspection report on the physical nature or condition of the property. The subject has been inspected on a casual level and no attempt beyond ordinary visual inspection has been made to determine the adequacy or condition of the property. The appraisers are not construction, engineering, environmental, or legal experts, and any statements given on these matters should be considered preliminary in nature.

Limiting Conditions

12. This appraisal is provided only for the purpose of property valuation and the appraisers are neither qualified nor attempting to go beyond that narrow scope. The reader should be aware

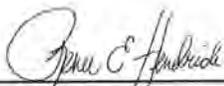
that there are inherent limitations to the accuracy of the information and analysis contained in this appraisal.

13. The liability of the appraisers and the Hopper Company is limited solely to the client and only to the amount of the fee actually paid for the appraisal services. Any third parties not identified as intended users who rely upon this appraisal, its facts, or conclusions, do so at their own risk and waive the right to bring any action, directly or indirectly, against the appraisers or firm.
14. The appraisal report is a technical document designed to serve the specific needs of the client and any other intended users that are specifically identified. Other readers are cautioned that the report may not contain all of the information known by the appraisers concerning the subject property or the real estate market. While no factors considered to be significant have been knowingly withheld, there is a potential that information of importance to another reader may not be included in the report.
15. This appraisal is performed with a limited amount of data. These limitations arise from economic, physical, and legal constraints that prohibit the appraisers from making exhaustive investigations about the subject property, the real estate market, and the comparable data.
16. A reasonable attempt to gather, investigate, and verify the comparable data used in this appraisal is made by the appraisers consistent with the efforts typically made by other real estate professionals operating in the local market. However, the analyses and conclusions used in this appraisal are subject to the accuracy of such data.
17. No opinion is intended to be expressed for legal matters or that which requires specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers.
18. No engineering survey of the property has been made by the appraisers. Data relative to size, dimensions, and area are derived from sources deemed reliable. Maps, plats, and exhibits included in the report are for illustration only and should not be relied upon for any other purpose.
19. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the authors, particularly as to the valuation conclusions, the identity of the appraisers or firm with which they are connected, or any reference to the Appraisal Institute or to the MAI or AI-GRS designations.
20. Possession of this report or any copy thereof does not carry with it the right of publication, nor may the same be used for any purpose by anyone except the appraisers, without the previous written consent of the appraisers, and in any event, only in its entirety.
21. No right to expert testimony is included with this report and the fee for this appraisal does not include payment for pre-trial conferences, taking of depositions, exhibit preparation, expert witness fees, or other additional work beyond the initial scope of this assignment. If the appraisers are subsequently required to provide any such services, the client or party initiating the demand will be responsible for payment of expert fees associated with the time and effort needed to provide them.

CERTIFICATION OF THE APPRAISAL

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 appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of 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 (USPAP).
- We have 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 certification.
- 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.
- As of the date of this report, we have completed the continuing education program for Designated Members of the Appraisal Institute.
- We are competent to complete this appraisal assignment. Any steps necessary to achieve competency are disclosed in this report.
- This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

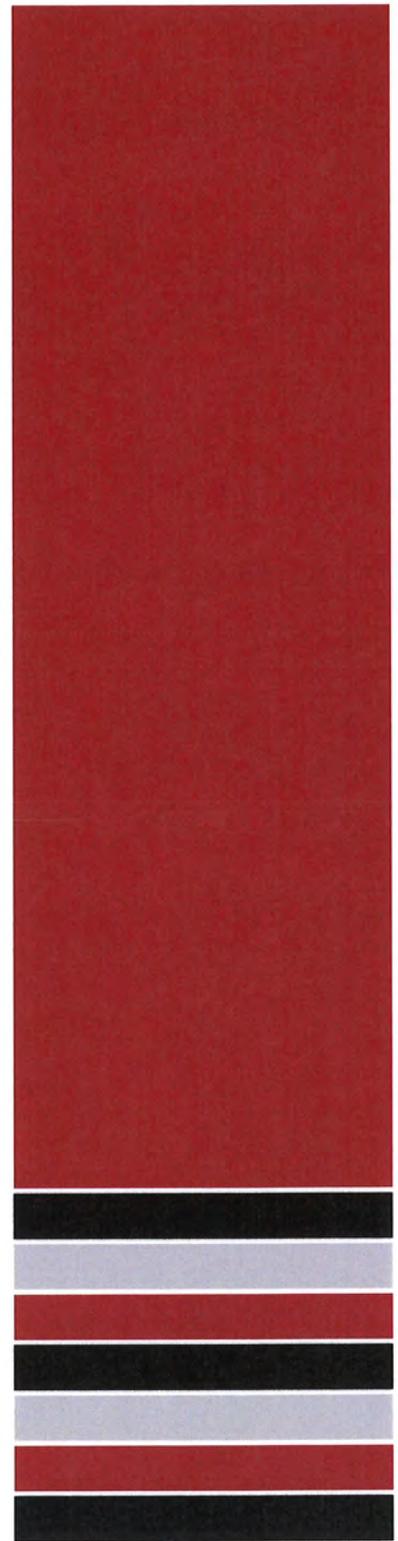


Renee E. Hendrick, MAI, R/W-AC, ARA
CA #AG040264 (expires 5/11/2020)



Keith J. Hopper, MAI, R/W-AC, AI-GRS
CA #AG002559 (expires 10/4/2020)

AREA AND SUBJECT PROPERTY DATA



HopperCompany
Real Property Valuation

REGIONAL AREA INFORMATION

The subject property is located in the city of Woodlake, in Tulare County, California. Tulare County as a whole is located near the center of California in the heart of the San Joaquin Valley, a vast 450-mile long region that forms the interior of the state. While the Valley has long been overshadowed by the major metropolitan areas of Southern California and the Bay Area, it is now the fastest growing section of California and is a rich agricultural region that is often referred to as the “bread basket of the world.” The county of Tulare is one of six counties comprising the southern San Joaquin Valley region of California and it is made up of eight incorporated cities and over 40 smaller unincorporated communities. Visalia is the largest city and the home of the county seat of government.



Woodlake is the smallest of eight incorporated cities in Tulare County, and it is situated in the north-central section of the county at the intersection of State Routes 216 and 245. The community is nestled at the base of the foothills of the Sierra Nevada Mountains in the heart of California’s citrus region. Woodlake lies some 16 miles northeast of Visalia, 54 miles southeast of Fresno, and 169 miles north of Los Angeles. The city of Woodlake was founded in 1912 and now encompasses nearly 3.0 square miles of land area.

Geography

Tulare County is situated between the Sierra Nevada Mountains to the east and the Coastal Mountains to the west. It covers nearly 4,935 square miles with about one-third of the area on the valley floor. The remaining land area is principally in the eastern section of the county and it consists of foothills, timbered slopes, and high mountains. Elevations vary from 270 feet above sea level on the valley floor to a peak of 14,495 at the top of Mount Whitney, the highest point in the continental United States.

The county is an area of superlatives and it serves as home to the nation’s tallest mountain, the world’s largest tree, the world’s biggest dairy herd, and the oldest living thing on earth. The giant Sequoia trees, some of the largest and oldest living things, are found in the Sequoia National Park.¹



Population Trends

While often viewed as the downtrodden sibling to California’s coastal powers, the San Joaquin Valley has emerged lately as an area on the rise as it has outpaced the Bay Area and Southern California in both population and economic growth. “Of the 20 fastest-growing counties in the state last year, 12 were in the Central Valley. . . Many Valley counties had strong birth rates, suggesting residents planting roots in

¹ Tulare County Economic Development Corporation, www.sequoiavalley.com.

the region are doing so to have children in a place far more affordable than the coastal counties. . . But the Valley is also seeing an influx of new residents from other parts of the United States – most notably from the expensive coastal regions of California. . . At the same time, the Bay Area and Southern California are losing tens of thousands of residents to other parts of the state and country.”²

All of the six counties that form the southern San Joaquin Valley saw negative net migration between 2010 and 2018, but only Kings County actually experienced a decline in population. “Among the factors contributing to population growth are higher birth rates than death rates, as well as international migration to or from other countries, the Census Bureau reports.”³

California’s Department of Finance placed Tulare County’s population at 479,112 people as of January 2019 ranking it 18th in size amongst California’s 58 counties. This is an increase of 0.79% or 3,766 people over the previous twelve months, and it distinguishes the area as the 16th fastest growing county in California during 2018.⁴ This level of growth is part of a trend being seen throughout the southern San Joaquin Valley, which saw all six counties place in the top 30% of the state based on their percentages of increase. Over the first nine years of this decade, Tulare County’s population has grown at a compounded annual rate of 0.90% per year, and it has continued to increase every year for more than 50 years.



Woodlake’s population stood at 7,891 people at the beginning of 2019, an increase of 98 people or 1.26% over the past year. This makes it the fifth fastest growing city in Tulare County for the year. It is expected that Woodlake will continue to increase its population at a slow but steady pace over the next several years.



Economy & Industry

The primary industry in Tulare County is agriculture and in 2018 the county ranked as the third highest grossing area in the United States, behind neighboring Fresno County and Kern County, with a total commodity value of \$7.213 billion. This is an increase of 2.5% for the year and raises the economic value of the agricultural output to a record high level. Much of the credit for the increase goes to the dairy industry and grape sales.

Milk remains the county’s leading commodity with a 2018 production value of \$1.683 billion, representing 23.5.2% of the county’s total crop value. This is a 5.2% decrease from the prior year’s gross value, however milk production increased by 1% over the past year. Other top crops include grapes (\$834 million), oranges (\$821 million), cattle and calves (\$616 million), tangerines (\$511 million), pistachios (\$394 million), peaches (\$303 million), almonds (\$300 million), walnuts (\$225 million), and corn (\$164 million). Overall, Tulare County produces more than 120 different crops with 45 of these commodities generating annual income of over \$1.00 million each last year. Tulare County’s crops provide food and fiber to more

² *On the rise? The Central Valley is beating the Bay Area and L.A. in key measures*, Renee C. Byer, Sacramento Bee, January 7, 2019.

³ *Fresno, Valley are still growing, but how many people are moving away?*, Tim Sheehan, Fresno Bee, April 17, 2019.

⁴ California Department of Finance, www.dof.ca.gov

than 90 countries throughout the world with the top export countries being Korea, China, Japan, Mexico, and Ecuador.⁵

Labor & Employment

Farm-related employment represents around 27% of all jobs in Tulare County and it is perpetually the largest employment sector. Other sectors that make up the local economy include government (22%), retail trade (10%), manufacturing (8%), educational and health services (7%), leisure and hospitality (6%), professional and business services (6%), and construction (3%).

Tulare County's available labor pool was 205,900 people as of August 2019 with an unemployment rate of 9.2% for the month. This is a decline from the prior month's 10.0% jobless reading, but is consistent with the 9.0% unemployment level of a year ago. For the month, Tulare County ranked 57th out of 58 counties in California for unemployment.⁶

Woodlake's labor force stood at 3,500 workers in August 2019 with unemployment of 12.0% for the month. This is down from the previous month's rate of 13.3%, but is consistent with the 12.1% rate seen one year ago. Over the years, the town's prosperity has been closely tied to the production of oranges and olives. Major employers in the area include Monrovia Nursery, Golden State Citrus packing, Dryvit Systems construction materials, Randall Manufacturing, and Fruit Grower's Supply. Woodlake legalized the sale of cannabis in 2017 and has since attracted a number of businesses to the city that are engaged in the growing and retail sale of marijuana-related products. The City realized \$229,000 in tax collections from these businesses in the 2018, the first full calendar year of operation, and they are using this money to reinvest in facilities and equipment, like playgrounds and new police vehicles.

Income & Cost of Living

According to the U.S. Bureau of Economic Analysis, the per capita personal income of Tulare County residents was \$39,756 in 2017. This is an increase of 4.2% from the prior year, but it remains -33.5% below the California average of \$59,796 per person. Tulare County now ranks 47th out of 58 California counties. Over the past three years, the income level of Tulare County residents has risen an average of 2.3% per year, much slower than the state's 4.6% annualized rate. Tulare County's per capita income is second amongst the surrounding six-county area, ahead of Kings, Kern, Madera, and Merced Counties, but behind Fresno County.⁷

A recent report by the Center for Business and Policy Research at the University of the Pacific in Stockton, California reveals that Tulare County has the highest poverty rate in the state at 28.1%. This is almost double the poverty rate in California of 15.3%. Nearly half of local families receive some form of assistance from the government.⁸

⁵2018 Tulare County Crop and Livestock Report, October 2018, Tulare County Agricultural Commissioner/Sealer.

⁶ California Employment Development Department, www.edd.ca.gov.

⁷ United States Bureau of Economic Analysis.

⁸ Local poverty ranks highest in state, Julissa Zavala, Porterville Recorder Newspaper, October 5, 2016.

Also, the Tulare County metropolitan area ranks in the bottom 20% of American cities for discretionary income, which is the amount of money that remains after subtracting taxes and basic living expenses. The average salary of Tulare County workers is \$45,199 per year, which is 3% above the national average, but with expenses running 7% greater than other cities area residents actually have a discretionary income below zero at negative \$857 per year. California had 20 small and medium-sized cities included in the study, with 19 of those ranking in the bottom 20% nationwide, making it the third worst state for discretionary income behind only New York and Hawaii.⁹

While it is evident that Tulare County and its communities are below the average effective incomes of California and the nation overall, this area is also somewhat lower with respect to the associated cost of living. Woodlake's cost of living index stood at 86.8 in March 2016. This is well below the national average of 100.0 and other higher priced areas of California like Los Angeles (139.6), San Francisco (169.4), Sacramento (99.7), and San Diego (136.6).

Real Estate Market

The real estate market in Woodlake and Tulare County has now largely recovered from the Great Recession. Coming on the heels of one of the market's greatest periods of value appreciation and new development activity in 2003-05, the local market across all sectors turned downward in response to a recessionary economy. Residential properties were the first to experience weakness starting in 2006 followed by commercial properties in 2008. These weak market conditions persisted until the residential market began to bounce back in 2011, while commercial and industrial properties have been trending up since 2013.

Home values in the Tulare County real estate market peaked in December 2005 with a median house price of \$269,711, and the low point in the market was reached in April 2011 when house prices sat at a median level of just \$111,600. Since the low point of the trough, house values have recovered nicely and as of September 2019 the median value stood at \$250,000, a gain of 124.0%. Still, the market remains -7.3% below its peak. The median house value has increased by \$10,000 or 4.2% in the past twelve months.¹⁰

The *National Association of Home Builders/Wells Fargo Housing Opportunity Index* says that some 42.4% of Tulare County residents who earn at or above the median income level can now afford to purchase the median priced house as of the first quarter of 2019. While this is much better than the 13.1% index that prevailed in the fourth quarter of 2006, housing affordability has been steadily declining since peaking at 81.3% in the fourth quarter of 2010 and income levels are struggling to keep up with rising house prices. Tulare County now ranks 209th amongst 225 metropolitan areas across the country in housing affordability.¹¹

Conclusions

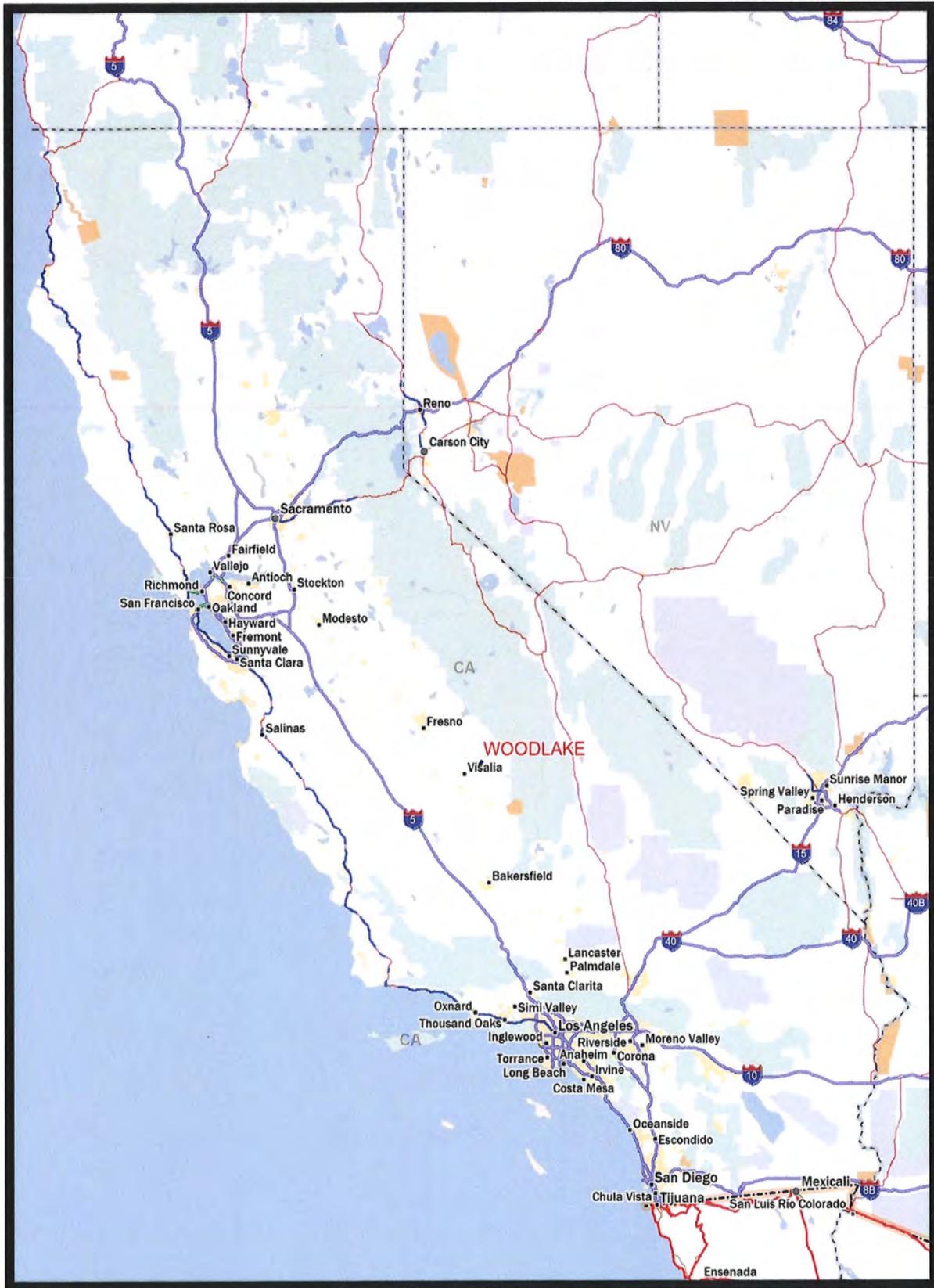
In general, Tulare County and the small city of Woodlake are rural areas located in the center of California's San Joaquin Valley agricultural region. This is one of the more affordable places to live in

⁹ *No extra spending money for Visalia-Porterville residents*, Porterville Recorder newspaper, October 25, 2017.

¹⁰ California Association of Realtors, www.car.org

¹¹ NAHB/Wells Fargo Housing Opportunity Index, National Association of Home Builders, www.nahb.org

California and population growth has been slow but steady for well over a decade. Like many markets across the country, this area experienced a dramatic period of real estate value appreciation and new development activity in the mid-2000s followed by severe drops in property values over the ensuing years. Much of the local real estate market has now recovered from the Great Recession, but values in Woodlake are growing at a very measured pace. Going forward, it is anticipated that all real estate sectors will see their values remain stable to increasing over the foreseeable future.



CITY LOCATION MAP

NEIGHBORHOOD AREA INFORMATION

The neighborhood area where the subject property is located is a largely residential section of Woodlake that is at the northern end of the city.

Boundaries & Location

The boundaries that help to define the neighborhood are considered to be Valencia Boulevard on the east, Cajon Avenue on the north, Mulberry Street and the city limit line on the west, and Lakeview Avenue on the south.



The neighborhood is located just to the north of Woodlake’s downtown central business district, which is home to City Hall and much of the town’s retail and office space. Brava Lake, a small body of water that offers gardens, a walking trail, fishing, and other scenic and recreational opportunities is only a ¼-mile to the southeast. Woodlake’s industrial area is situated a few blocks to the southwest along the Naranjo Boulevard corridor.

Access & Linkages

The neighborhood is readily accessible from two rural state highways that also are the main entry points for Woodlake. State Route 245 (Valencia Boulevard) runs north-south through the heart of the city and connects it to State Route 198 some six miles to the south of town. State Route 216 (Naranjo Boulevard) extends in an east-west direction through the community and connects it to other rural towns in Tulare

County. Within the neighborhood itself, the perimeter streets provide much of the access and there are no other roadways that fully bisect this section of town.

Land Use Trends

This neighborhood is entirely within the Woodlake city limits and the City has zoned it for a mix of residential and public facility uses. The area is largely built out with less than 15% of the total land area still vacant.

The majority of the properties are zoned residential with single-family homes being most prevalent. Housing in this area was built as far back as the 1930s and new construction has continued to occur sporadically up to the present time. The homes vary from small, older residences of 750 to 1,950 square feet that were built prior to 2000, to more contemporary houses of 1,400 to 2,500 square feet that have been constructed in the past ten years. Houses have sold over the past few years in a broad price range of \$108,000 to \$400,000.

Multifamily housing is also found in the neighborhood and it consists primarily of large garden-style complexes that are restricted to low-income residents. The Woodlake Apartments complex was built in 1979 and offers 48 units, the Woodlake Garden Apartments was added in 1991 with another 48 units, and Sierra Village was completed in 2008 with 68 units.

Public facilities are also prominent in the neighborhood. The largest of these is the campus of Woodlake High School, which serves students in grades Ninth to Twelfth, and the adjacent Robinson-Painter Memorial Stadium. Nearby are the Lulu Blair Kress Preschool, the Francis J. White Learning Center for children in Kindergarten through Second grades, and the Woodlake Educational Options Program for students in Eighth to Twelfth grades. All of these schools are part of the Woodlake Unified School District, which also maintains its offices in the neighborhood. Also found in this area is the Woodlake Veteran's Memorial Building.

Property Value Trends

Property values in this neighborhood have mostly tracked a similar trend to those seen elsewhere in Woodlake and throughout much of Tulare County. As the local economy has strengthened in recent years, property values have trended upward and they have now recovered much of the losses experienced during the Great Recession. Residential properties in particular have performed well, although the rate of appreciation has leveled off somewhat more recently. Going forward, it is expected that property values in this neighborhood will remain stable to slowly increasing over the foreseeable future.

SUBJECT PROPERTY IDENTIFICATION

Property Ownership

The subject property is owned by:

The Roman Catholic Bishop of Fresno, a corporation sole
1550 North Fresno Street
Fresno, California 93703-3711

Ownership and Sales History

Title to the property has been held by the current owner for many years. No sales have taken place in the past five years and the property is not currently listed for sale.

Legal Description

The following legal description details the subject property. It is taken from a preliminary title report prepared by First American Title and dated September 16, 2019.

The east 658.6 feet of the following described property:

That portion of the northeast quarter of Section 25, Township 17 South, Range 26 East, Mount Diablo Base and Meridian, in the City of Woodlake, County of Tulare, State of California, according to the Official Plat of the Survey of said land on file in the Bureau of Land Management at the date of Issuance of the Patent thereof, described as follows:

Beginning at a point 1,976.36 feet north of the South line of said Northeast Quarter and 660 feet East of the West line of said Northeast Quarter; thence East parallel with the South line of said Northeast Quarter, 1,975.8 feet to the east line of said Section; thence North 662.84 feet, more or less, to the Northeast Corner of said Section 25; thence West along the North line of said Section 25, 1,975.8 feet, more or less to a point 660 feet East of the North Quarter corner of said Section 25; thence South 662.84 feet, more or less, to the Point of Beginning.

Excepting therefrom the East 56 feet thereof, as conveyed to the City of Woodlake by Deed recorded August 21, 1963 as Instrument No. 30456 in Book 2438, Page 168 of Official Records.

Also excepting therefrom the South 30 feet thereof, as conveyed to the City of Woodlake by Deed recorded October 26, 2012 as Instrument No. 2012-0073217 of Official Records.

Also excepting therefrom one-half of the oil, gas, minerals and other hydrocarbon substances in, on and under said real property, as reserved in the deed from Grace Morey Kropke, et al, recorded June 6, 1946 as Instrument No. 20243 in Book 1156, Page 486 of Official Records.

Property Taxes and Assessment Data

The subject property may also be identified as Tulare County assessor's parcel number:

APN 060-020-081

Beginning with the 1981-82 assessment roll, all real property in California is assessed at 100% of full cash value as determined by valuation of the county assessor's office. Full cash value is equal to the market value at the time of the most recent property transfer, or the 1975-76 assessed value, whichever is most current. These assessments may be increased by a maximum of 2% each tax year. If the property is sold or there are substantial additions or modifications made to it, the assessor's office is required to reassess the property at current value levels.

The subject property is located in tax rate code area 007-001 and real property taxes in this area are currently based on a tax rate of 1.07150% of assessed value. The property has been assessed and taxed the following values by the County of Tulare for the 2019/2020 tax year:

| | |
|-----------------------------|-----------------|
| Assessor's Parcel No. | 060-020-081 |
| Assessed Values: | |
| Land | \$38,464 |
| Improvements | \$0 |
| Fixtures | \$0 |
| Personal Property | + \$0 |
| Gross Taxable Value | \$38,464 |
| Less Exemptions | - \$0 |
| Net Taxable Value | \$38,464 |
| Current Tax Rate | x 1.07150% |
| Total Property Taxes | \$412.04 |

The taxes indicated above are payable in two equal installments each due by December 10, 2019 and April 10, 2020. There are no other known public or private assessments or bonded indebtedness levied against the property at this time.

PROPERTY DESCRIPTION AND ANALYSIS

The subject property consists of a single parcel of land that is located at the northwest corner of Valencia Boulevard and Kaweah Avenue, in Woodlake. The property is vacant land that has been fallow for many years.

The following descriptions and analyses detail the physical nature of the subject property in its condition prior to the partial taking. They are based on a personal inspection of the property on October 3, 2019 along with information taken from the published assessor's parcel map, a preliminary title report, and various online resources.

Land Description

The subject land is a rectangular-shaped site with a corner lot orientation.

Site Dimensions & Size

According to the assessor's parcel map, the property has a maximum north-south depth of 611.96 feet and a maximum east-west width of 602.60 feet. The site contains a total land area of 8.46 acres or approximately 368,518 square feet, more or less.

Frontage & Off-Site Improvements

The subject property is bounded on three sides by public streets. It has a frontage of 611 feet along the west side of Valencia Boulevard (State Route 245), an exposure of 602 feet across the north side of Kaweah Avenue, and a frontage of 602 feet on the south side of Cajon Avenue (Avenue 352). The parcel is unfinished with no curb, gutter, or sidewalk off-site improvements installed along any of these frontages.

Topography & Soil Conditions

The land has a native undulating topography that seems to vary from about two feet above the height of the surrounding streets to nearly two feet below grade. It has not been formally graded, leveled, or compacted to support building improvements.

No soils testing report or geotechnical study have been made available for review. However, soil conditions in the surrounding area are generally believed to be stable and are not known to be prone to major shifting or subsidence. Without any information to the contrary, it is assumed throughout this appraisal that the subject site has stable soil conditions that are capable of supporting typical improvements when appropriate engineering recommendations are followed.

Drainage & Flood Zone

Drainage of the property appears to be adequate. Water is allowed to percolate into the open soil, but likely accumulates in small puddles during periods of precipitation. According to the flood insurance rate map prepared by the Federal Emergency Management Agency (FEMA), the subject property is partially in an 'AH' flood zone and partly in an 'X' zone. The applicable community panel no. is 06107C0686E, which

was most recently updated on 6/16/2009. The 'AH' zone denotes areas with a 1% annual chance (100-year flood) of shallow flooding, usually in the form of a pond, with an average depth ranging from one to three feet. This zone has a 26% chance of flooding over the life of a 30-year mortgage, and base flood elevations derived from detailed analyses are shown at selected intervals. It is a special flood hazard area and properties in this zone are typically required to carry flood insurance as part of a mortgage transaction. The 'X' zone identifies areas that are outside of the 0.2% annual chance flood plain (500-year flood), and it is not a special flood hazard zone.

Waterways & Natural Features

There are no waterways that openly traverse the subject property. Also, no protected tree or bush species, such as oak trees or elderberry bushes, or other distinctive natural features have been noticed on the property. However, the appraisers are not licensed as botanists, biologists, or geologists and do not have any specialized training in the identification of such natural features.

Utilities & Services

The subject property is completely within the Woodlake city limits and has all public utilities and municipal services available to it. Public utilities include natural gas from SoCalGas Company; electricity from the Southern California Edison Company; telephone, cable television, and internet service from Frontier Communications; and domestic water, sanitary sewer, storm water drainage, and trash collection from the City of Woodlake. Municipal services include police protection from the Woodlake Police Department, fire protection from the Woodlake Fire Department, and street maintenance from the Woodlake Public Works Department and Caltrans.

Access & Visibility

The subject receives good access and visibility from its frontages along three streets. Valencia Boulevard is a two-lane rural highway that is also identified as State Route 245, while Kaweah Avenue and Cajon Avenue are two-lane city streets. There is little to impede views of the property for traffic traveling in any direction past the site.

Easements & Encumbrances

A preliminary title report prepared by First American Title Company dated September 16, 2019 has been provided for review and it identifies a few items of note.

Reference is made to an easement for public highway purposes across the north 20 feet of Section 35, and this appears to be related to the current alignment of Cajon Avenue. Also mentioned is a Declaration of Restrictions that was recorded in 1946 and imposed certain limitations on the use of the property. However, these restrictions terminated in January 1966 and are believed to no longer be in force.

Environmental Conditions

No obvious visible signs of toxic materials, hazardous wastes, or other undesirable substances have been noticed on the site. However, the appraisers are not experts in this field and do not claim to have any special knowledge or ability with regards to the existence or detection of such materials. No phase one environmental site assessment report of the property has been provided for review.

The GeoTracker website published by the California State Water Resources Control Board does not indicate any known leaking underground storage tanks, land disposal sites, military sites, or other cleanup sites on the subject property. Also, there are no other properties located within a ½-mile radius of the subject that are listed on the website as being contaminated. Because no information to suggest possible contamination has been found, the subject site is considered to be environmentally clean throughout this appraisal.

Earthquake Fault Zone

The *California Alquist-Priolo Act* is designed to mitigate the hazard of earthquake fault-rupture by regulating and prohibiting the development of most structures for human occupancy near active fault lines. Cities and counties affected by Earthquake Fault Zones must regulate certain development projects within the zones and must withhold development permits until geologic investigations reveal that sites are not threatened by surface displacement due to earthquake faults. The *California Natural Hazards Disclosure Act* further requires sellers of real property and their agents to provide prospective buyers with a disclosure statement indicating whether or not the property lies within one or more state-mapped hazard areas, including Earthquake Fault Zones.

According to the current listing of affected areas, the county of Tulare is not a specified area and properties located within the county are not at risk due to Earthquake Fault Zones. Therefore, no restrictions are known to be placed on the property in regards to this act.

Bordering Properties

The property is bordered on the west by modern, custom-built, single-family homes. To the south across Kaweah Avenue is an established single-family subdivision with homes and a small church facility. Rural homesites are found to the east across Valencia Boulevard and to the north are orchards of citrus and olives across Cajon Avenue.



AERIAL PHOTOGRAPH



View of the subject property looking northwest from the southeast corner at the intersection of Kaweah Avenue and Valencia Boulevard.



Street scene looking west along Kaweah Avenue from its intersection with Valencia Boulevard. The subject is visible on the right side.



View of the subject looking east and showing its frontage along Kaweah Avenue.



Street scene looking west along Cajon Avenue from its intersection with Valencia Boulevard. The subject can be seen on the left.



View of the subject property looking southwesterly across the site from Cajon Avenue.



View of the subject property looking north across the land from Kaweah Avenue.

ZONING AND PROPERTY RESTRICTIONS

The subject property is zoned R-1-7 by the City of Woodlake as being within a single-family residential zone. The purpose of this zone is to provide residential living areas within the city where development is limited to low-density concentrations of one-family dwellings. Regulations are designed to promote and encourage a suitable environment for family life, to provide space for community facilities needed to complement urban residential areas, to develop a circulation system that is pedestrian-friendly and connected to the community at-large, to promote an attractive and unique neighborhood design, and to encourage the conservation of valuable resources.

Land Use Restrictions

Permitted uses in this zone include single-family dwellings, raising of crops and horticultural specialties, home occupations, small day care homes, mobile homes, licensed group care homes, transitional and supportive housing, drainage basins, water well sites, and utility facilities.

In addition to the permitted uses, a few conditional uses are specified, including educational or religious facilities, charitable institutions, hospitals and convalescent homes, public administrative or recreational facilities, senior citizen housing projects, and large family day cares.

Development Standards

The zoning ordinance also specifies the following design standards for the R-1-7 zone.

1. Building height – 35 feet maximum.
2. Yard setbacks:
 - a. Front – 20 feet minimum.
 - b. Side – 5 feet minimum.
 - c. Street side on a corner lot – one-half the required front yard setback.
 - d. Rear – 20 feet minimum.
3. Off-street parking – minimum of two covered spaces for single-family dwellings.
4. Site area – 7,000 square feet minimum.
5. Lot coverage – cannot exceed 40% of site area.
6. Lot frontage – 70 feet minimum for interior lots and 75 feet minimum for on corner lots.
7. Lot depth – 100 feet minimum.
8. Residential design standards – dwellings must be at least 20 feet in width, attached to a permanent foundation, and may have a maximum garage area of 900 square feet.

ANALYSIS OF DATA AND CONCLUSIONS



HopperCompany
Real Property Valuation

HIGHEST AND BEST USE OF THE LARGER PARCEL

Once the pertinent information about the subject property and the market in which it operates is understood, the next step in the appraisal process is to analyze the highest and best use of the property. Highest and best use may be defined to be that particular use or types of uses that are legally and physically permissible and for which there is sufficient demand that results in the most probable or most valuable use of the property.

The purpose of a highest and best use analysis is to determine the optimal or most likely use of the property. Once a logical conclusion is reached, the appropriate valuation approaches can be applied to estimate a value for the property interest being appraised. A proper highest and best use analysis provides the foundation for an accurate and market-oriented valuation of the subject property.

The highest and best use of the property is analyzed in two steps. First, the most probable use of the land as though vacant and unimproved is considered. Then, the analysis is performed again focusing on the property as it is improved and comparing this use to the optimal improvements. In each step four separate criteria are considered, including those uses that are legally permissible, physically possible, financially feasible, and maximally productive.

Because the subject property consists of vacant land only, there is no need to perform an analysis of the property as improved for this appraisal.

Land As Though Vacant Analysis

The R-1-7 zoning that is applied to the subject property is primarily intended for the development of single-family dwellings, although other types of uses that are compatible with a residential neighborhood are also allowed. The land can be subdivided into smaller lots, so long as the lots maintain a minimum size of 7,000 square feet, but no such entitlements have been obtained yet.

The physical characteristics of the subject land are adequately suited for urban development. The property has a rectangular shape with good dimensions that would allow for an efficient layout of improvements. Public streets border the parcel on three sides, so it is easily accessible and has good visibility. The topography of the site is undulating, but this is common in the area, and some grading and leveling will likely be needed. All public utility services are available to the parcel. At 8.46 acres in size, the property is large enough for a small subdivision tract or it would also be appropriate for a public school, church facility, park, or other sizable development.

Local real estate market conditions are some of the best that have been seen in many years, and the demand for housing in Woodlake is at a good level. One new subdivision targeting low-income homeowners is now under development and at least one other project is being considered by a developer. The prospects for developing a new residential subdivision are financially feasible if it is well conceived. Other types of public-oriented uses that could be built on the site, such as a church, school, or park, are often not financially feasible in their own right, but they are beneficial to society and are funded through charitable giving or tax dollars.

The maximally productive use of the land would be to develop it to a new single-family residential subdivision. This would integrate well into the surrounding neighborhood and would provide the greatest profit potential to a developer. Such a project would likely involve a homebuilder selling production housing targeted at entry-level or move-up homebuyers, which is the largest segment of the local population.

In the end, the highest and best use of the land as though vacant is develop it to a residential subdivision. The project should seek to achieve a lot density of about four to five lots per acre and the lots should be sized to support entry-level to first move-up sized homes. The most likely buyer of the land is a developer or homebuilder.

METHOD OF VALUATION

The highest and best use analysis forms the basis for the property's valuation, and for this reason the methods used to value the subject must be consistent with the highest and best use conclusions. Traditionally, real property valuation revolves around three approaches to value: the income capitalization, sales comparison, and cost approach. Each of these approaches studies the property from differing viewpoints and they use various techniques to estimate the value of the interest being appraised.

The income capitalization approach is concerned with the income producing abilities of a property. It comes from an investor's willingness to pay now based on the anticipation of income and other benefits to be achieved in the future. The sales comparison approach is derived from the principles of supply and demand and substitution, which say that value is determined by market forces and parties tend to set prices based upon what other properties of similar utility and desirability are selling for. The cost approach comes from the concept that market participants will not pay more for a property than they can spend to acquire a site and construct improvements of similar quality, condition, and utility. Improvements are valued by measuring the cost of reconstructing optimal improvements less any depreciation that has accrued. Then the value of the underlying land is added, which is often estimated through comparison to sales of other similar parcels.

These three approaches to value are each separate and distinct, but they are often interrelated. The valuation process as a whole is composed of integrated and inseparable techniques and procedures that are used to arrive at a single estimate of value. When possible and appropriate, multiple approaches are used to estimate the value of the subject property. However, not all properties are well suited to the use of all three approaches and it may be impossible or inappropriate to use them all for certain properties. The approaches that are applied are dependent upon the type of property being appraised, the purpose and use of the appraisal, and the quantity and quality of available data. Whenever possible, it is often desirable to use more than one approach in order to improve the reliability of the final value conclusion.

In this appraisal, the sales comparison approach is used to value the subject property and this approach is discussed in greater detail in the following section of this report. The cost approach is excluded from the valuation because there are no improvements on the property, while the income capitalization approach is not applicable because properties like the subject are not priced based on their rental income-producing ability.

SALES COMPARISON APPROACH

The practice of making comparisons between the subject and the market in which it is located is central to all of the appraisal process, but in no method of valuation is this practice more prevalent than in the sales comparison approach. The sales comparison approach is based on the principles of supply and demand, substitution, and balance, and these principles often lead market participants to value properties on the basis of the prices being paid for other similar properties in the local market.

On this basis, the sales comparison approach seeks to value the subject property by comparing it to other similar properties that have recently sold, are currently under contract to be sold, or are actively being marketed for sale. Once appropriate market data is identified, comparisons and adjustments are made in an effort to equate the data to the subject property and provide an indication of its value.

Search for Comparable Data

To find appropriate market data for use in valuing the subject property a search is made to identify sales that exhibit many of the same physical, locational, and economic characteristics as the subject. The search began in Woodlake, but only a limited amount of useful data is found locally, so the search boundary is expanded to include other parts of Tulare County as well in order to have sufficient data. In the end, four data items are selected for further analysis, including three closed sales and one pending sale. These data items are referred to in this report as sale nos. 1 through 4 and each is described below.

Comparable Residential Land Sales

In summary, the sales took place between August 2018 and January 2019, with the escrow is scheduled to close in November 2019. The land parcels vary in size from 7.85 to 29.28 acres and they sold or are selling in a price range from \$56,352 to \$82,500 per acre. The properties are located in Porterville, Kingsburg, and Woodlake and they are all zoned for residential uses.

Sale no. 1 represents a 16.77-acre site that is located on the north side of Henderson Avenue, west of Brandy Way, in Porterville. The property is raw land with no off-site improvements in place. Public utilities are available in close proximity and no long extensions are needed to reach the site. The parcel's topography is level. The open channel of Porter Slough, a small seasonal waterway, runs along the entire north side of the property within an existing easement. The property had been zoned RM-3 for high density residential uses, but while in escrow the buyer got the zoning changed to PD planned development in order to allow for the development of a single-family subdivision. The buyer also secured entitlements for a new 80-unit project that will have detached homes on lots of 4,375 to 9,932 square feet in size. The sale transacted in August 2018 at a price of \$1,000,000 or \$59,630 per acre. The buyer is affiliated with San Joaquin Valley Homes, who plans to develop the subdivision under the name Windsor Court featuring homes of 1,250 to 1,600 square feet.

Sale no. 2 is located at the east end of Mariposa Street, east of 21st Avenue, in Kingsburg. The 15.94-acre parcel is part of a larger 54.07-acre holding that was being farmed with a mix of raisin grape vineyard and tree fruit orchard. The property straddles the Tulare/Fresno County line with the majority being situated in Tulare County, and it is adjacent to the City of Kingsburg which is in Fresno County. Because Kingsburg

could only annex a portion into its city limits, the City and County entered into a memorandum of understanding that would allow the property to be built in accordance with Kingsburg's standards. This includes zoning the property R-1-7 for single-family residential uses. Tentative subdivision map approvals were secured prior to the sale allowing 61 single-family lots in phase one along with another 99 single-family and 10 multifamily lots in future phases. The buyers are a homebuilding company who plans to develop the new subdivision under the name Summerlyn. Originally, the purchase agreement specified a sale price of \$82,500 per acre, but it was later discovered that an irrigation canal along the property's east side would have to be piped, so the parties negotiated a \$2,500 per acre reduction in the price. The sale closed in September 2018 at a price of \$1,275,200 or \$80,000 per acre all cash. The buyer also has an option to purchase a second phase at \$80,000 per acre and a third phase of land for \$127,093 per acre.

Sale no. 3 refers to a 7.85-acre portion of a larger 28.64-acre site that is located along the west side of Jaye Street, north of Melinda Street, in Porterville. The property is in a growing section of the city that is attracting new residential development. It is zoned RS-2 for low density single-family residential uses. Jaye Street was recently extended in this area and as part of that project the subject property was finished with curb, gutter, and sidewalk along this frontage. The banks of the open Poplar Ditch create the northerly boundary of the parcel and the canal bisects a portion of the property along the west side. In January 2019, the City of Porterville purchased this portion, which will be used to enlarge an existing storm drain basin on adjoining land. The purchase price was \$647,625 or \$82,500 per acre and the buyer paid all cash.

Sale no. 4 is the pending sale of a 29.28-acre property that is located at the northwest corner of Ropes Avenue and Oak Street, in Woodlake. The land is partially improved with a mature citrus grove and the remainder is open land. The property is zoned R-1-7 by the City of Woodlake and tentative map approvals for the Greenwood Subdivision have been obtained, which allow for 124 single-family lots and a 1.42-acre park site. The new lots would range in size from 5,040 to 9,000 square feet. The property was listed for sale in June 2018 at an asking price of \$2,049,600 or \$70,000 per acre and it is now in escrow at a selling price of \$1,650,000 or \$56,352 per acre. The escrow is scheduled to close in November 2019.

Land Sales Comparisons

These sales are evidence of local market conditions and pricing for properties such as the subject and they are useful in shedding light on the value of the property being appraised. In analyzing these sales consideration is given to various elements of comparison that market participants recognize as having an impact on the prices that are paid for this type of property. These elements may include the property rights conveyed, financing terms, conditions of sale, market conditions, location, zoning, parcel size, and other physical and economic factors. While there can be an infinite number of variations between properties the market typically is concerned with only a limited number of variables that are considered to be most influential.

The table on the next page summarizes how each data item is compared to the subject. A "+" symbol is shown if the data item is inferior to the subject, a "-" is used if the sale is superior, and an "=" sign is indicated if the data item is generally comparable. Not all elements of comparison are weighted equally by the market, however; and in some instances the magnitude of impact on the sale price may be greater than in other comparisons where the same symbol is used.

| LAND SALES COMPARISON GRID Comparable Residential Land Sales | | | | |
|---|------------------|--------------------|---------------------|-------------------------|
| | Sale No. 1 | Sale No. 2 | Sale No. 3 | Sale No. 4 |
| Location | Henderson Ave. | Mariposa St. | Jaye St. | Ropes Ave. |
| City | Porterville | Kingsburg | Porterville | Woodlake |
| APN | 240-050-033,034 | x028-140-012,013 | x269-120-010 | 060-170-076+ |
| Buyer | Presidio Cambria | Presidio Summerlin | City of Porterville | Servicos Estrella, Inc. |
| Document No. | 18-44460 | 18-50661 | 19-02859 | N.A. |
| Sale Date | 8/15/2018 | 9/13/2018 | 1/18/2019 | Escrow |
| Sale Price | \$1,000,000 | \$1,275,200 | \$647,625 | \$1,650,000 |
| Land Area – Ac | 16.77 | 15.94 | 7.85 | 29.28 |
| Price / Acre | \$59,630 | \$80,000 | \$82,500 | \$56,352 |
| Zoning | PD | R-1-7 | RS-2 | R-1-7 |
| Entitlements | None | Tentative Map | None | Tentative Map |
| Topography | Level | Level | Level | Level |
| Utilities | W-S-G-E | W-S-G-E | W-S-G-E | W-S-G-E |
| Off-Sites | None | None | C-G-S | None |
| Improvements | None | None | None | Citrus & Open land |
| Property Rights | = | = | = | = |
| Financing | = | = | = | = |
| Conditions of Sale | = | + \$2,500 | = | = |
| Improvements | = | = | = | = |
| Market Conditions | + | + | = | = |
| Interim Value | > \$59,630 | > \$82,500 | = \$82,500 | = \$56,352 |
| Location | - | - | - | + |
| Zoning | = | = | = | = |
| Entitlements | = | - | = | - |
| Parcel Size | = | = | = | = |
| Topography | = | = | = | = |
| Utilities | = | = | = | = |
| Off-Sites | = | = | = | = |
| Final Indication | = \$59,630 | < \$82,500 | < \$82,500 | = \$56,352 |

Property Value Conclusion

Based on these comparisons, the subject is less valuable than the \$82,500 per acre indicated by sale nos. 2 and 3, but ought to be worth a value similar to the \$56,352 to \$59,630 per acre reflected in sale nos. 1 and 4.

Considering the characteristics of the subject property and the “highest price” definition of market value that applies in this appraisal, a unit value of \$60,000 per acre is concluded. This is multiplied by the 8.46 acres in the subject site, which results in a rounded total property value of \$500,000.

Land Size x Value per Acre = Total Property Value

$$8.46 \text{ acres} \times \$60,000 = \$507,600 \approx \$500,000$$

Therefore, after considering all of the data and pertinent information regarding the subject property, it is our opinion that the current fair market value of the fee simple interest in the subject property in its “as-is” condition as of October 3, 2019 is:

FIVE HUNDRED THOUSAND DOLLARS
\$500,000

ADDENDA



HopperCompany
Real Property Valuation



QUALIFICATIONS OF RENEE E. HENDRICK
MAI, R/W-AC, ARA

Professional Designations

- MAI designation – Member of the Appraisal Institute
- R/W-AC designation – Appraisal Certification of the International Right of Way Association
- ARA designation – Accredited Rural Appraiser of the American Society of Farm Managers and Rural Appraisers

Certification

- California Certified General Real Estate Appraiser: Certificate No. AG040264

Education

- University of Denver: M.S. Degree, Real Estate and Construction Management – Appraisal Emphasis:
 - Income Property Finance (REAL 4407)
 - Income Property Investment (REAL 4477)
 - Residential Construction Systems (CMGT 4405)
 - Commercial Construction Systems (CMGT 4410)
 - Computer Applications for Real Estate Analysis (REAL 4007)
 - Income Property Appraisal (REAL 4417)
 - Advanced Real Estate Feasibility Analysis (REAL 4407)
 - Management of Income Properties (REAL 4347)
 - Argus Financial Analysis (REAL 4500)
 - Advanced Valuation and Report Writing (REAL 4980)
- California Polytechnic State University, San Luis Obispo: B.S. Degree, Agricultural Business – Finance and Appraisal Concentration:
 - Real Estate Appraisal Principles
 - Basic Valuation Procedures
- Appraisal Institute:
 - Evaluating Commercial Construction
 - Land Valuation Assignments
 - Land Valuation Adjustment Procedures
 - General Appraiser Market Analysis and Highest & Best Use
 - Advanced Market Analysis and Highest & Best Use
 - Rates and Ratios: Making Sense of GIMs, OARs, and DCFs
 - Complex Litigation Appraisal Case Studies
 - Federal and California Statutory and Regulatory Laws
- International Right of Way Association:
 - Ethics and the Right of Way Profession (103)
 - Standards of Practice for the Right of Way Profession (104)
 - Principles of Real Estate Appraisal (400)
 - Appraisal of Partial Acquisitions (401)
 - Easement Valuation (403) & Legal Aspects of Easements (802)

Reviewing Appraisals in Eminent Domain (410)
 Problems in the Valuation of Partial Acquisitions (431)
 Corridor Valuation

- American Society of Farm Managers and Rural Appraisers:
 Integrated Approaches to Value (A304)
 Valuation of Permanent Plantings in Changing Markets

Employment History

- Farm Credit West – Santa Maria, CA:
 Internship 6/04 – 8/04
- Schenberger, Taylor, McCormick & Jecker, Inc. – San Luis Obispo, CA:
 Appraisal Trainee 3/05 – 8/05
- Hopper Company – Visalia, CA:
 Appraiser 9/06 – Current

Appraisal Experience

Actively engaged in real estate appraisal in the Central Valley since 2006. Appraised many types of commercial, industrial, residential, apartment, land, agricultural, and special purpose properties. A partial list of clients includes:

- Government: County of Tulare, City of Visalia, City of Tulare, City of Porterville, City of Farmersville, City of Woodlake, City of Exeter
- Schools: Visalia Unified, College of the Sequoias, San Joaquin Valley College
- Lenders: Wells Fargo, Union Bank, Citizens Business Bank, Valley Business Bank, Bank of the Sierra, Bank of the West, Rabobank, Suncrest Bank, Kingsburg Federal Land Bank, Farm Credit West, Temecula Valley Bank, Bank of Stockton, Central Valley Community Bank
- Corporations: Southern California Edison Company, Kaweah Management Company, Stihl Inc.
- Insurance Companies: Nationwide Mutual Insurance Company
- Attorneys: Rauber & Johnson, Baker Manock & Jensen, Dooley & Herr, Peltzer & Richardson, Houk & Hornburg, Kahn Soares & Conway, Krase Bailey & Reed-Krase
- Right-of-Way Firms: Universal Field Services, Bender Rosenthal, Paragon Partners, Tarvin & Associates, Hamner Jewell & Associates, Overland Pacific & Cutler
- Health Care: Kaweah Delta Health Care District, Sierra View Local Health Care District

Right-of-Way Experience

Appraised hundreds of properties involved in full or partial takings on behalf of public agencies, right-of-way firms, law firms, and private property owners. Projects have included road widenings, overcrossings and undercrossings, utility installations, permanent and temporary easements, and railroad corridors.



**QUALIFICATIONS OF KEITH J. HOPPER
MAI, R/W-AC, AI-GRS**

Professional Designations

- MAI designation – Member of the Appraisal Institute
- R/W-AC designation – Appraisal Certification of the International Right of Way Association
- AI-GRS designation – General Review Specialist of the Appraisal Institute

Certifications and Licenses

- California Certified General Real Estate Appraiser: Certificate No. AG002559
- California Real Estate Broker's License: License No. 01105905

Education

- California State University, Fresno: B.S. Degree, Business Admin. - Real Estate and Urban Land Economics
- Appraisal Institute:
 - Real Estate Appraisal Principles (1A-1) & Basic Valuation Procedures (1A-2)
 - Capitalization Theory & Techniques (A & B)
 - Case Studies in Real Estate Valuation (2-1)
 - Report Writing and Valuation Analysis (2-2)
 - Standards of Professional Practice, National USPAP Update, & California Laws and Regulations
 - Advanced Sales Comparison and Cost Approaches (530)
 - Land Valuation Assignments and Adjustment Procedures & Subdivision Valuation
 - General Appraiser Market Analysis and Highest & Best Use
 - Real Estate Finance, Statistics, and Valuation Modeling
 - Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
 - Litigation Professional Development Program:
 - Litigation Valuation Overview (700)
 - Litigation Appraising – Specialized Topics and Applications (705)
 - Condemnation Appraising (710)
 - Advanced Condemnation Appraising (720)
 - Review Theory – General
- International Right of Way Association:
 - Ethics and the Right of Way Profession (103)
 - Standards of Practice for the Right of Way Profession (104)
 - Principles of Real Estate Appraisal (400)
 - Appraisal of Partial Acquisitions (401)
 - Easement Valuation (403) & Legal Aspects of Easements (802)
 - Reviewing Appraisals in Eminent Domain (410)
 - Problems in the Valuation of Partial Acquisitions (431)
 - Corridor Valuation
- American Society of Farm Managers and Rural Appraisers:
 - Integrated Approaches to Value (A304)

Best Practices for Rural Property Appraisals
 Highest and Best Use
 Valuation of Permanent Plantings in Changing Markets

Appraisal Experience

Actively engaged in appraisal in the Central Valley since 1989. Appraised many types of commercial, industrial, residential, apartment, subdivision, land, agricultural, and special purpose properties. Clients include:

- **Government:** U.S. Postal Service, U.S. Navy, U.S. Marshall's Office, Calif. Dept. of Forestry, Calif. Dept. of Transportation, Resolution Trust Corp., Federal Deposit Insurance Corp., County of Tulare, County of Kings, Administrative Office of the Courts
- **Cities:** Visalia, Tulare, Porterville, Kingsburg, Dinuba, Exeter, Woodlake, Hanford, Bakersfield, Farmersville, Reedley
- **Schools:** Visalia Unified, Hanford Elementary, Central Valley Christian, College of the Sequoias, Tulare City Schools, Tulare High School District, Liberty Elementary, Porterville Unified, Burton School District, Alta Vista School District
- **Lenders:** Wells Fargo, Union Bank, J.P. Morgan, Bank of the Sierra, Comerica Bank, Westamerica Bank, Key Bank, Aegon Realty Advisors, Rabobank, Housing Capital Co., Citizens Business Bank, Premier Valley Bank, RBC Builder Finance, Farm Credit West, Kingsburg Land Bank, Bank of the West, Suncrest Bank, Central Valley Community Bank, Evangelical Christian Credit Union, United Security Bank
- **Corporations:** Kraft General Foods, Chevron USA, McDonald's Corp., Wal-Mart Stores, Campbell Soup Co., Pepsi Cola Co., Southern California Edison Co., Southern Pacific Railroad, Jostens, Payless Cashways, Frito Lay, Southland Corp., RR Donnelley, Leprino Foods, California Dairies, Sun Maid
- **Insurance Companies:** Nationwide Mutual Insurance Co., Chicago Title Insurance Co., Tigor Title Insurance Co., Fidelity National Title Co.
- **Attorneys:** McGregor Dahl Sullivan & Klug, Navy Exchange Service Command, Dale Bruder, Dennis Lynch, Rauber & Johnson, Hurley & Laird, Williams Jordan & Broderson, Paul Hastings Janofsky & Walker, Houk & Hornburg, Baker Manock & Jensen, Griswold LaSalle Cobb Dowd & Gin, Dowling Aaron & Keeler, Dooly & Herr, Peltzer & Richardson, Hooper Lundy & Bookman, McCormick Barstow, Kahn Soares & Conway, Ruddell Cochran Stanton & Bixler, Michael Lampe
- **Right-of-Way Firms:** Universal Field Services, Bender Rosenthal, Paragon Partners, Tarvin & Associates, Hamner Jewell & Associates, Overland Pacific & Cutler
- **Churches:** Methodist, Baptist, Calvary Chapel, Nazarene, Mennonite, Catholic, Grace Community, Living Christ, Bethel Assembly, New Hope, Praise Center
- **Health Care:** Kaweah Delta HCD, Tulare Regional MC, Sierra View District Local HCD, Tulare Community Health Clinic, Visalia Medical Clinic, Family Health Care Network
- **Other:** YMCA, Farm Bureau, Housing Authority, Tulare Irrigation District, International Agri-Center, Visalia Rescue Mission

Litigation Experience

Appraised properties on behalf of private and public agency clients for eminent domain, divorce, and other matters involving litigation. Have given depositions, appeared at mediation and arbitration hearings, and qualified as an expert witness in Tulare County and Kern County Superior Courts, Kings County Board of Equalization, and Federal Bankruptcy Court.

Right-of-Way Experience

Appraised hundreds of properties involved in full or partial takings on behalf of public agencies, right-of-way firms, law firms, and private property owners. Projects have included road widenings, overcrossings and undercrossings, utility installations, permanent and temporary easements, and railroad corridors.

City of Woodlake

AGENDA ITEM V-J

January 13, 2020

Prepared by Ramon Lara, City Staff

SUBJECT:

Action: Adoption of Resolution: Initiate the Formation of the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01.

BACKGROUND:

An application was submitted for the formation of the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01 by the Developer Castle Rock Communities, LLC. The subdivision will consist of fifty-nine residential units and four lots that have been dedicated to the City. The four lots consist of a park, a storm water basin and two landscaping strips that will be maintained by the City

DISCUSSION:

All properties comprising the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01 have been entered into the District by the Developer of the Tract as per the ‘Conditions of Approval’ for recordation of those Tracts, and per the Landscape and Lighting Act of 1972.

The fifty-nine properties comprising the Subdivision have all been found to benefit from landscaping, street lighting, park space and therefore are to be assessed for their proportionate share of the costs incurred by those benefits.

RECOMMENDATIONS:

Staff recommends that the City Council initiate the formation of the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01. The formation will allow the City to recover the revenues necessary to maintain the District.

FISCAL IMPACT:

The Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01 will be the necessary amounts to cover all expenditures by the City of Woodlake and will not affect the General Fund.

ATTACHMENTS:

1. Resolution: Initiate the Formation of the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01.

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

INITIATE THE FORMATION OF THE) Resolution No.
CASTLE ROCK PARK SUBDIVISION)
PHASE 3 LANDSCAPE AND)
LIGHTING ASSESSMENT DISTRICT 19-01)

Councilmember _____, offered the following resolution and moved its adoption to Initiate the Formation of the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01.

WHEREAS, an application was submitted for the formation of the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01 by the Developer Castle Rock Communities, LLC; and

WHEREAS, all properties comprising the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01 have been entered into the District by the Developer of the Tract as per the ‘Conditions of Approval’ for recordation of those Tracts, and per the Landscape and Lighting Act of 1972; and

WHEREAS, fifty-nine properties comprising the Subdivision have all been found to benefit from landscaping, street lighting, park space and therefore are to be assessed for their proportionate share of the costs incurred by those benefits; and

NOW, THEREFORE, BE IT RESOLVED, the City Council hereby initiates the formation of the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01.

The foregoing resolution was adopted upon a motion of Councilmember _____, and seconded by Councilmember _____, and carried by the following vote at the City Council meeting held on January 13, 2020.

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk

City of Woodlake

AGENDA ITEM V-K

January 13, 2020

Prepared by Ramon Lara, City Staff

SUBJECT:

Action: Adoption of Resolution: Approval of the City Engineer's Report for the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01 and Set January 27, 2020 for a Public Hearing to Set the Rates for the District.

BACKGROUND:

As part of the Landscape and Lighting Act of 1972, Council sets a public hearing date for those wishing to comment on any of the individual assessment districts in the City of Woodlake. This date will be set as January 27, 2020 for the new Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01. All assessment district property owners will be notified of the public hearing date and location.

Prior to any action by the City Council, the City Engineer develops an engineer's report that breaks down the costs necessary to maintain each assessment district. A report has been developed for the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01 and is attached.

DISCUSSION:

The individual engineer's reports, for the assessment district, breaks down the costs necessary to maintain the district. The assessment allows for maintenance of grounds and lights plus incidental costs such as administration and engineering. The District will be maintained by City staff.

At the January 27, 2020 City Council meeting, a public hearing will be held for all property owners of the assessment districts wishing to comment on their district.

RECOMMENDATIONS:

Staff recommends that the City Council approve the engineer's report for the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01. The report indicates the amounts necessary to provide the continuous maintenance of the above-mentioned district.

FISCAL IMPACT:

The Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01 will be the necessary amounts to cover all expenditures by the City of Woodlake and will not affect the General Fund.

ATTACHMENTS:

1. Attachment No.1: Engineer's Report for the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01
2. Resolution: Approval of the City Engineer's Report for the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01 and Set January 27, 2020, for a Public Hearing to Set the Rates for the District

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

| | | |
|------------------------------------|---|----------------|
| APPROVAL OF THE CITY ENGINEER’S |) | Resolution No. |
| REPORT FOR THE ASSESMENT |) | |
| OF CASTLE ROCK PARK SUBDIVISION |) | |
| PHASE 3 LANDSCAPE AND |) | |
| LIGHTING ASSESSMENT DISTRICT 19-01 |) | |

Councilmember _____, offered the following resolution and moved its adoption for the approval of the City Engineer’s report for the assessments at the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01 and Set January 27, 2020, for a Public Hearing to Set the Rates for the District.

WHEREAS, the City Council of the City of Woodlake, pursuant to the Landscaping and Lighting Act of the 1972, directed the City Engineer to prepare and file an annual report for Fiscal Year 2019/2020 for the above-mentioned assessment district; and

WHEREAS, Council has set January, 27, 2020 for a public hearing to afford every interested person an opportunity to comment on the initial report either in writing or orally; and

WHEREAS, it appears that the report of the engineer is correct and proper in every respect and the conclusions therein reflected are correct and proper; and

WHEREAS, all charges hereby imposed are in compliance with California Code, without regard to property valuation, in authority (Section 27-subsection 22594, Streets and Highway Code); and

NOW, THEREFORE, BE IT RESOLVED, the City Council hereby approves that attached engineer’s reports for the assessments at the Castle Rock Park Subdivision Phase 3 Landscape and Lighting Assessment District 19-01 and Set January 27, 2020, for a public hearing to set the rates for each district.

The foregoing resolution was adopted upon a motion of Councilmember _____, and seconded by Councilmember _____, and carried by the following vote at the City Council meeting held on January 13, 2020.

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk

**ENGINEER'S REPORT OF CITY OF WOODLAKE
CASTLE ROCK PARK SUBDIVISION PHASE 3
LANDSCAPE AND LIGHTING
ASSESSMENT DISTRICT NO. 19-01
(Pursuant to the Landscaping and Lighting Act of 1972)**

Monique C. Mello, P.E., City Engineer for the City of Woodlake, Tulare County, California, and Engineer of Work for Assessment District 19-01, makes this report, as directed by the City Council, pursuant to Section 22585 of the Streets and Highways code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

- Maintenance of turf areas, shrubs, trees, park, playground, trails, lighting systems, irrigation systems, and walls.

This report consists of five exhibits, as follows:

- EXHIBIT A Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.
- EXHIBIT B An estimate of the cost of the improvements.
- EXHIBIT C An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district; together with a list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk
- EXHIBIT D A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.
- EXHIBIT E A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit "C" by assessment number.
- EXHIBIT F A statement of findings with respect to the continuation of assessments for this Landscaping and Lighting Maintenance District No. 19-01, in compliance with Proposition 218 of the State of California, that went into effect July 1, 1997.

Respectfully submitted,



Monique C. Mello, P.E., City Engineer

**ENGINEER'S REPORT OF CITY OF WOODLAKE
LANDSCAPE AND LIGHTING
DISTRICT NO. 19-01**

**EXHIBIT A
PLANS AND SPECIFICATIONS**

**CASTLE ROCK PARK SUBDIVISION PHASE 3
(Lots 1 through 59, inclusive)**

Subdivision included:

CASTLE ROCK PARK SUBDIVISION PHASE 3, Lots 1-59 inclusive

Recorded as Document No. 2019-0063625 filed on the 30th day of October 2019 in Book 44 of Maps, at Page 34, Tulare County Records.

Plans and specifications for the improvements are those prepared by the developer's engineer for the City Engineer. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF WOODLAKE
LANDSCAPING AND LIGHTING
DISTRICT NO. 19-01**

**EXHIBIT B
ESTIMATED ASSESSMENTS**

**CASTLE ROCK PARK SUBDIVISION PHASE 3
(Lots 1 through 59, inclusive)**

Costs for maintenance and incidentals for improvements on Lots A, B, C and D, as well as the park strips in front of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, as shown on the improvement plans for Castle Rock Park Subdivision Phase 3.

| | | |
|----|--|-----------------------|
| 1. | MAINTENANCE COSTS | |
| | A. Contractor (Landscaping and Irrigation) | \$4,500.00 |
| | B. Maintenance of Street Lights | \$700.00 |
| | C. Playground Maintenance | \$1,500.00 |
| | D. Trail Maintenance | \$3,000.00 |
| | E. Wall Maintenance | \$1,000.00 |
| | Subtotal | <hr/> \$10,700.00 |
| 2. | INCIDENTAL COSTS | |
| | A. Administration | \$800.00 |
| | B. Engineering (Annual Report) | \$500.00 |
| | C. County Fees | \$0.00 |
| | D. Cost Applied Non-Departmental | \$0.00 |
| | E. Miscellaneous | \$200.00 |
| | Subtotal | <hr/> \$1,500.00 |
| | DISTRICT ASSESSMENT AMOUNT | <hr/> \$12,200.00 |

Each of the 59 equivalent units will continue to be assessed \$206.78.

**ENGINEER'S REPORT OF CITY OF WOODLAKE
LANDSCAPE AND LIGHTING
DISTRICT NO. 19-01**

**EXHIBIT C
ASSESSMENT ROLL**

**CASTLE ROCK PARK SUBDIVISION PHASE 3
(Lots 1 through 59, inclusive)**

| APN NUMBER | \$ AMOUNT | NAME | Lot Number | ASSESSMENT NUMBER | SUBDIV. DESCRIPTION |
|-----------------------|----------------------|--|-----------------------|------------------------------|--------------------------------|
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 1 | 1 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 2 | 2 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 3 | 3 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 4 | 4 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 5 | 5 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 6 | 6 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 7 | 7 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 8 | 8 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 9 | 9 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 10 | 10 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 11 | 11 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 12 | 12 | Castle Rock Park Phase 3 |

| APN NUMBER | \$ AMOUNT | NAME | Lot Number | ASSESSMENT NUMBER | SUBDIV. DESCRIPTION |
|-------------------|------------------|--|-------------------|--------------------------|-----------------------------|
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 13 | 13 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 14 | 14 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 15 | 15 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 16 | 16 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 17 | 17 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 18 | 18 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 19 | 19 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 20 | 20 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 21 | 21 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 22 | 22 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 23 | 23 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 24 | 24 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 25 | 25 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 26 | 26 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 27 | 27 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 28 | 28 | Castle Rock Park Phase 3 |

| APN NUMBER | \$ AMOUNT | NAME | Lot Number | ASSESSMENT NUMBER | SUBDIV. DESCRIPTION |
|-------------------|------------------|--|-------------------|--------------------------|-----------------------------|
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 29 | 29 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 30 | 30 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 31 | 31 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 32 | 32 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 33 | 33 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 34 | 34 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 35 | 35 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 36 | 36 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 37 | 37 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 38 | 38 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 39 | 39 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 40 | 40 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 41 | 41 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 42 | 42 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 43 | 43 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 44 | 44 | Castle Rock Park Phase 3 |

| APN NUMBER | \$ AMOUNT | NAME | Lot Number | ASSESSMENT NUMBER | SUBDIV. DESCRIPTION |
|-------------------|------------------|--|-------------------|--------------------------|-----------------------------|
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 45 | 45 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 46 | 46 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 47 | 47 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 48 | 48 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 49 | 49 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 50 | 50 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 51 | 51 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 52 | 52 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 53 | 53 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 54 | 54 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 55 | 55 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 56 | 56 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 57 | 57 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 58 | 58 | Castle Rock Park Phase 3 |
| 061-020-040 | \$206.78 | Castle Rock Communities, LLC P.O. Box 4742 Paso Robles, CA 93447 | 59 | 59 | Castle Rock Park Phase 3 |

**ENGINEER'S REPORT OF CITY OF WOODLAKE
LANDSCAPE AND LIGHTING
DISTRICT NO. 19-01**

**EXHIBIT D
METHOD OF APPORTIONMENT OF ASSESSMENT**

**CASTLE ROCK PARK SUBDIVISION PHASE 3
(Lots 1 through 59, inclusive)**

The method of apportionment of assessment is as follows:

100% of the cost of estimated maintenance, repair, replacement, operation, engineering, administration and incidentals is divided on a proportional basis for R-1 lots within the subdivision within the assessment district. Lots are assessed a proportional share at time of Final Map recordation.

Duration of Assessments and Inflation Increases:

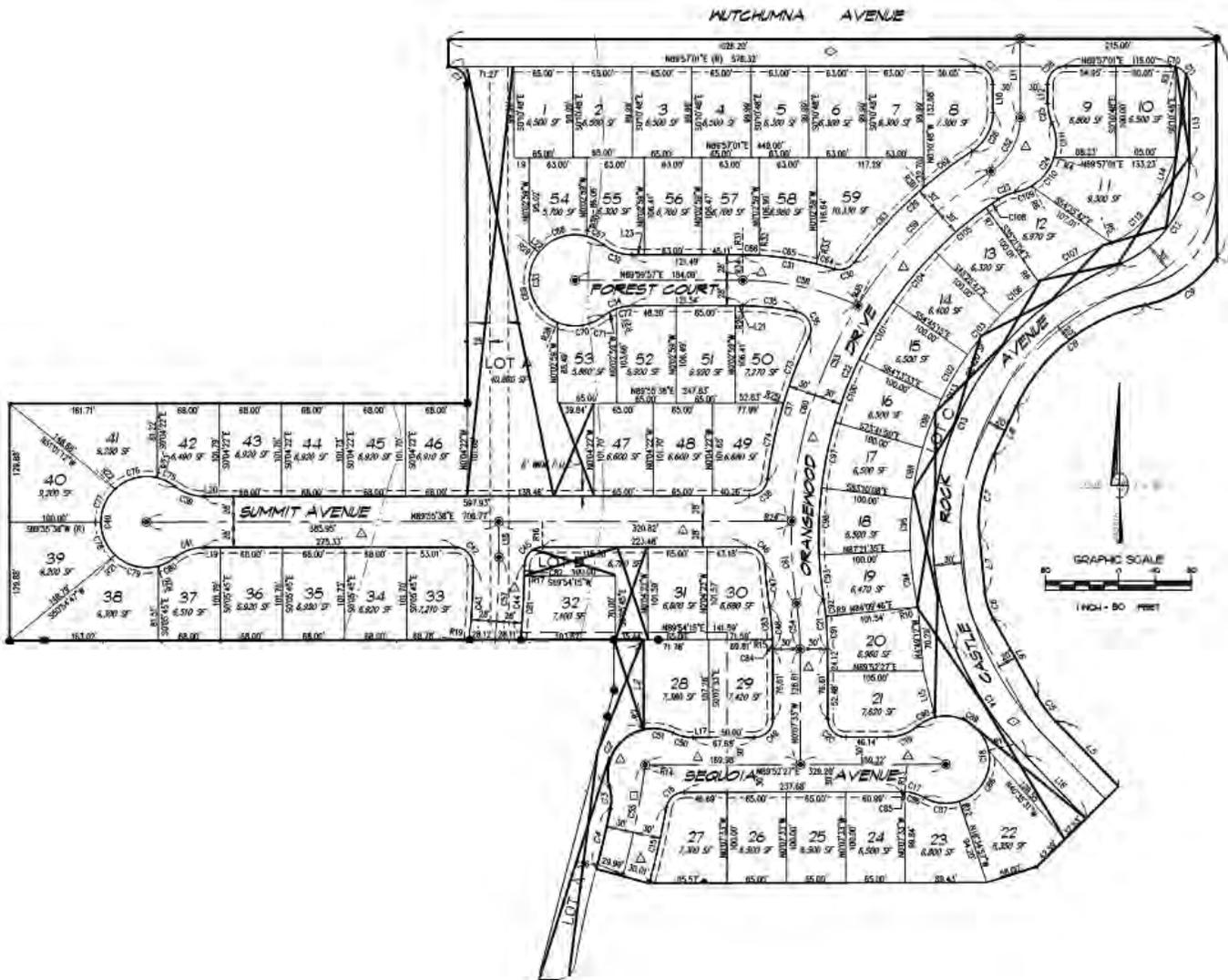
The duration of the assessments to be levied on all parcels of land within the Assessment District, as identified in the report, is perpetual. For each year following the first year of the assessment, the amounts of the assessments designated in the assessment roll may be increased annually, without further notice or ballot to property owners, by an amount equal to the annual Consumer Price Index (CPI) for Los Angeles / Anaheim / Riverside (or in the event such index is not published, any successor index which is used in similar industries) provided by the U.S. Department of Labor (Bureau of Labor Statistics); provided that the maximum increase shall not exceed the lesser of (i) the estimated increase in cost to the City, or (ii) four percent (4%). The annual Consumer Price Index (CPI) will be calculated from the calendar year (January 1 – December 31) just prior to the assessment period affected (July 1 – June 30). The benchmark CPI to be used in this calculation shall include all items of the index, including food and energy items.

ENGINEER'S REPORT OF CITY OF WOODLAKE
LANDSCAPE AND LIGHTING
DISTRICT NO. 19-01

EXHIBIT E
DIAGRAM SHOWING ALL PARCELS
OF REAL PROPERTY WITHIN
THE ASSESSMENT DISTRICT

CASTLE ROCK PARK SUBDIVISION PHASE 3
(Lots 1 through 59, inclusive)

CASTLE ROCK PARK SUBDIVISION PHASE 3, Lots 1 through 59 inclusive
Recorded as Document No. 2019-0063625 filed on the 30th day of October 2019 in Book 44
of Maps, at Page 34, Tulare County Records.



**ENGINEER'S REPORT OF CITY OF WOODLAKE
LANDSCAPE AND LIGHTING
DISTRICT NO. 19-01**

**EXHIBIT F
STATEMENT OF FINDINGS**

**CASTLE ROCK PARK SUBDIVISION PHASE 3
(Lots 1 through 59, inclusive)**

- I. All properties comprising Landscape and Lighting Maintenance District No. 19-01 were entered into the District by the Developer of those Tract as per the "Conditions of Approval" for recordation of those Tracts, and per the Landscape and Lighting Act of 1972.
- II. The properties comprising Castle Rock Park Subdivision Phase 3 have all been found to benefit from landscaping and street lighting and therefore are to be assessed for their proportionate share of the costs incurred by those benefits.
- III. An application from the developer of Castle Rock Park Subdivision Phase 3 has been received by the City of Woodlake requesting that said Subdivision be included in the Landscape and Lighting District No. 19-01 as per the conditions of approval for recordation of said Subdivision.

**APPLICATION FOR THE FORMATION OF
LANDSCAPE AND LIGHTING ACT
ASSESSMENT DISTRICT NO. 19-01**

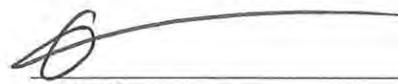
1. Name of Subdivision: Castle Rock Park (Phase 3)
2. Name of Applicant: Castle Rock Communities LLC Phone: 805/610-1822
3. Address of Applicant: P.O. Box 4742, Paso Robles, CA 93447
4. Name of Developer: Castle Rock Communities, LLC
5. Applicant is the: Agent Owner of the property
6. Location of the Property: Castle Rock Ave., Woodlake, CA
between Crestwood Ave and Watchumna Ave.
7. Legal Description of Property : see attached

8. PLANS: Attach four copies of completed landscape plans. Plans shall include all details of irrigation, quantities and types of sod, shrub area, ground cover, trees, etc., wall structures and any other appurtenances that may pertain to the maintenance of the area. Plans must be prepared by a Registered Engineer, Architect, or Landscape Architect.

9. STATEMENT: The undersigned are the owners of the land described as follows:
Castle Rock Park (Phase 3) in Woodlake, CA

1. The undersigned hereby request and consent to the formation of a maintenance district pursuant to the Landscaping and Lighting Act of 1972 (Sections 22500 and following, California Streets and Highways Code) for the purpose of maintaining the following improvements:
Castle Rock Park (Phase 3) subdivision consisting of 59 Residential Lots and Lots A, B, C, D which are dedicated to the City of Woodlake, CA. Parkway for Lots 1-10 are also included in maintenance district.
2. The undersigned hereby consents: 1) to waive the notice of public hearing otherwise required by the Landscaping and Lighting Act of 1972 for the formation of the maintenance district; 2) to City Council adopting the first annual budget; and 3) to City Council approving the Engineer's Report for the formation.

10/17/19
Date


Signed
P.O. Box 4742
Address
Paso Robles, CA 93447
City and Zip

City of Woodlake

AGENDA ITEM V-L

January 13, 2020

Prepared by Jason Waters, City Staff

SUBJECT:

Action: Adoption of Resolution: Approval of Mitigated Negative Declaration for the Consolidated Gardens Project– **PUBLIC HEARING**

BACKGROUND

The Project Applicant intends to construct and operate an industrial facility that will house cannabis cultivation, manufacturing and distribution.

DISCUSSION:

The proposed project is located at 915 West Ropes Avenue on APN 060-170-106.

The proposed project consists of the following components:

1. Tenant improvements to an abandoned industrial facility to accommodate approximately 19,520 square feet of cultivation, manufacturing and distribution of cannabis.
2. Construction and operation of a new 31,020 square foot building for the cultivation, manufacturing and distribution of cannabis, for a total of 50,540 square feet of industrial space.
3. Relocation of an existing on-site water tank.
4. Constructing retention ponds, loading ramps, curb and gutter, 32 parking spaces and associated landscaping, as detailed on the Site Plan.
5. Installation of perimeter security, including lighting and an alarm system, in accordance with Chapter 5.48 of the Woodlake Municipal Code.

Construction will occur in two phases and each phase could take up to a year to construct.

The project at full build-out will house a cannabis cultivation and distribution business. The project would include building up to 32 parking spaces, loading ramps, retention ponds and security fencing, as well as updating the existing tank farm and storage. It is unknown at this time how many employees the Applicant intends to staff, nor the frequency of trips that will be associated with staff vehicles and delivery trucks throughout the course of a single business day.

The facility's electrical needs will continue to be serviced by existing Southern California Edison connections that have been assessed as sufficient for full operation of allowable industrial uses, including indoor/mixed light cannabis cultivation.

Once a cannabis business is established, its cultivation water needs will be serviced by an existing on-site well, while water for sanitary facilities for the entire complex will come from the City. It is

estimated that approximately 90% of the water utilized per day for cultivation will be recaptured. The 10% difference lost evaporatively will be provided by the on-site well. Waste water from operational use (effluent water not recycled in cultivation and washing process) will be serviced by the existing on-site storm basin. All other waste water, including sewer use, will be serviced by the existing on-site septic system.

A notice was circulated for the IS/MND and the City received comments from the California Department of Food and Agriculture CalCannabis Cultivation Licensing Division (attached).

The complete Project description, location and the potential environmental effects are contained in the Mitigated Negative Declaration (MND). The MND has concluded that no significant environmental impacts will occur as a result of the Project.

The Project applicant will apply for a Conditional Use Permit to operate under a Cannabis Business License (Cultivation, Manufacturing, and Distribution) in accordance with Chapter 5.48 of the Woodlake Municipal Code.

RECOMMENDATIONS:

Staff recommends to approve the resolution for the Mitigated Negative Declaration for the Consolidated Gardens Project.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Approved Site Plan
2. Comment Letter from CDFA
3. Resolution: Approve Mitigated Negative Declaration for the Consolidated Gardens Project
4. Project Mitigated Negative Declaration (Under Separate Cover)

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

| | | |
|--------------------------|---|----------------|
| APPROVAL OF MITIGATED |) | Resolution No. |
| NEGATIVE DECLARATION |) | |
| FOR CONSOLIDATED GARDENS |) | |

Councilmember _____, offered the following resolution and moved its adoption Approval of Mitigated Negative Declaration for the Consolidated Gardens Project

WHEREAS, the project consists of the following:

1. The Project Applicant intends to construct and operate an industrial facility that will house cannabis cultivation, manufacturing and distribution.
2. Tenant improvements to an abandoned industrial fertilizer facility to accommodate approximately 19,520 square feet of cultivation, manufacturing and distribution of cannabis.
3. Construction and operation of a new 31,020 square foot building for the cultivation, manufacturing and distribution of cannabis, for a total of 50,540 square feet of industrial space.
4. Relocation of an existing on-site water tank.
5. Constructing retention ponds, loading ramps, curb and gutter, 32 parking spaces and associated landscaping, as detailed on Figure 3 – Site Plan.
6. Installation of perimeter security, including lighting and an alarm system, in accordance with Chapter 5.48 of the Woodlake Municipal Code.

WHEREAS, the project site proposed project is located at 915 West Ropes Avenue on APN 060-170-106; and

WHEREAS, a public meeting notice was published in the Foothill Sun Gazette prior to the Woodlake City Council meeting; and

WHEREAS, the City has determined that the project necessitated a Mitigated Negative Declaration and it has been prepared on the project; and

WHEREAS, the City Council held a public meeting on this matter, reviewed the staff report prepared on this proposed project and considered public input regarding the design of the project.

NOW, THEREFORE, BE IT RESOLVED that the Woodlake City Council hereby approves a Mitigated Negative declaration for the Consolidated Gardens Project.

The foregoing resolution was adopted upon a motion of Councilmember _____, and seconded by Councilmember _____, and carried by the following vote at the City Council meeting held on January 13, 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

Rudy Mendoza, Mayor

ATTEST:

Irene Zacarias, City Clerk



January 7 2020

Jason Waters
Community Services Director
City of Woodlake
350 North Valencia Avenue
Woodlake, CA 93286

Subject: Initial Study/Mitigated Negative Declaration (SCH No. 2019129036) – Consolidated Gardens Industrial Project

Dear Mr. Waters:

Thank you for providing the California Department of Food and Agriculture (CDFA) CalCannabis Cultivation Licensing Division (CalCannabis) the opportunity to comment on the Initial Study/Mitigated Negative Declaration (IS/MND) (SCH#2019129036) prepared by Crawford & Bowen Planning, Inc. on behalf of the City of Woodlake for the proposed Consolidated Gardens Industrial Project (Proposed Project).

CDFA has jurisdiction over the issuance of licenses to cultivate, propagate and process commercial cannabis in California. CDFA issues licenses to outdoor, indoor, and mixed-light cannabis cultivators, cannabis nurseries and cannabis processor facilities, where the local jurisdiction authorizes these activities. (Bus. & Prof. Code, § 26012(a)(2).) All commercial cannabis cultivation within California requires a cultivation license from CDFA. For a complete list of all license requirements, including CalCannabis Licensing Program regulations, please visit: [https://static.cdfa.ca.gov/MCCP/document/CDFA%20Final%20Regulation%20Text 0 1162019 Clean.pdf](https://static.cdfa.ca.gov/MCCP/document/CDFA%20Final%20Regulation%20Text%201162019%20Clean.pdf).

CDFA expects to be a Responsible Agency for this project because the project will need to obtain an annual cultivation license from CDFA. In order to ensure that the IS/MND is sufficient for CDFA's needs at that time, CDFA requests that a copy of the IS/MND, revised to respond to the comments provided in this letter, and a signed Notice of Determination be provided to the applicant, so the applicant can include them with the application package it submits to CDFA. This should apply not only to this Proposed Project, but to all future CEQA documents related to cannabis cultivation applications in the City of Woodlake.



CDFA offers the following comments concerning the IS/MND.

General Comments (GCs)

GC 1: Project Description

The IS/MND's Project Description generally discusses that the Consolidated Gardens industrial facility will support the operation of cannabis cultivation businesses, but it does not provide any details about specific cultivation operations and maintenance that would take place at the project site. The IS/MND alludes to the establishment of future tenants within the industrial facility, but it does not provide detailed assumptions for future tenants' proposed cultivation activities as part of the Project Description. To the extent these details are known at this time, or provided as an estimation, assumption, and/or worst-case-scenario, the IS/MND would be more informative by including operation-specific details for cannabis cultivation facilities. This should include:

- the proposed canopy size of the cultivation operation and the types of operations and cultivation methods that would occur on site;
- the expected number of employees;
- the number of daily trips to and from the site for employee commuting, delivery of materials or supplies, and shipment of product;
- the types of heavy equipment to be used for cultivation and routine maintenance, and the duration of regular use;
- the source and amounts of water to be used for the cultivation facility, including any water efficiency equipment that would be used;
- the types of lighting that would be used for cultivation;
- the types of odor control methods to be employed;
- the types of hazardous materials that will be used on the cultivation site;
- environmental protection measures that will be incorporated into the future proposed cultivation operation, and whether these measures will be considered Proposed Project mitigation measures or conditions of permit issuance;
- the utilities needed to serve the cultivation facility, including sewer service, and whether such utilities are currently available to serve the site with sufficient capacity for the project; and
- the source (equipment) and amounts of energy expected to be used in operating the cultivation facility, including any energy management and efficiency features incorporated into the Proposed Project.



GC 2: Analysis of Resource Impacts from Future Tenants

While several of the CEQA Checklist question responses contain general descriptions of the potential impacts that may result from cultivation activities by future tenants, site-specific analysis for future tenants are not clearly described. As examples, resource impacts may result from energy or water use, greenhouse gas emissions from operations and vehicle traffic, odor impacts, and noise generation. The IS/MND would be improved by providing additional site-specific analysis of future tenant operations, to the extent these details are known at this time, or provided as an estimation, assumption, and/or worst-case-scenario.

CEQA requires that Lead Agencies evaluate the environmental impacts of proposed projects and support factual conclusions with substantial evidence. CDFA requests that any analyses of operations and maintenance activities clearly cite the source(s) of the evidence relied upon for each impact discussion. If the City relies upon assumptions or estimates to determine impacts from potential future tenants' activities based on other similar cultivation projects, those assumptions should be clearly described and analyzed. This information would be particularly useful for resource topics, such as air quality, energy, greenhouse gas emissions, and transportation and traffic, where modeling requires baseline assumptions for operational equipment usage, including cannabis ventilation systems, power generators, indoor lighting, and vehicle trips.

GC 3: Acknowledgement of CDFA Regulations

The IS/MND does not acknowledge that CDFA is responsible for the licensing and regulation of cannabis cultivation. The IS/MND would be more informative if it acknowledged CDFA's responsibilities for cannabis cultivation licensing and regulation, as well as enforcement, as defined in the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) and CDFA regulations related to cannabis cultivation (Bus. & Prof. Code, § 26103(a)). The IS/MND's analysis would also benefit from discussion of the protections for environmental resources provided by CDFA's regulations. In particular, the impact analysis would be further supported by an explicit identification of the state regulations that are being relied on to reduce the severity of impacts on the following resource topics:

- Aesthetics (See 3 California Code of Regulations § 8304(c); § 8304(g).)
- Air Quality and Greenhouse Gas Emissions (See § 8102(s); § 8304(e); § 8305; § 8306.)
- Biological Resources (See § 8102(w); § 8102(dd); § 8216; § 8304(a-c); § 8304(g).)
- Cultural Resources (See § 8304(d).)



- Hazards and Hazardous Materials (See § 8102(q); § 8106(a)(3); § 8304(f); § 8307.)
- Hydrology and Water Quality (See § 8102(p); § 8102(v); § 8102(w); § 8102(dd); § 8107(b); § 8216; § 8304(a and b); § 8307.)
- Noise (See § 8304(e); § 8306.)
- Utilities and Service Systems (See § 8102(s); § 8108; § 8308.)
- Energy (See §8102(s); § 8305; § 8306.)
- Cumulative Impacts (related to the above topics).

Specific Comments and Recommendations

In addition to the general comment provide above, CDFA provides the following specific comments regarding the analysis in the IS/MND.



| Comment No. | Page Number | Resource Topic | IS/MND Text | CDFA Comments and Recommendations |
|-------------|-------------|---------------------|--|--|
| 1 | 7 | Project Description | Tenant improvements to an abandoned industrial fertilizer facility... | The IS/MND would be more informative by describing existing facilities and clarifying what "tenant improvements" would be required for Proposed Project operations. |
| 2 | 7 | Project Description | It is unknown at this time how many employees the Applicant intends to staff, nor the frequency of trips that will be associated with staff vehicles and delivery trucks throughout the course of a single business day. | In other sections of the IS/MND, the City estimates the Proposed Project would generate an average of 156 trips per day (see pages 21 and 65). Without an estimate for the number of employees, nor an estimate for the frequency of trips associated with staff vehicles, delivery trucks, and/or heavy equipment required for cultivation, it is unclear how this estimation (156 trips per day) was generated. The IS/MND would be improved by providing an estimate for the number of daily trips to and from the site for employee commuting, delivery of materials or supplies, shipment of product, and typical heavy equipment required for cultivation. If this information is not available, the City should clarify the methodology used for estimating operational impacts resulting from vehicle and heavy equipment usage. |



| Comment No. | Page Number | Resource Topic | IS/MND Text | CDFA Comments and Recommendations |
|-------------|-------------|---|---|---|
| 3 | 7 | Surrounding Land Uses/Existing Conditions | N/A (general comment) | The IS/MND would be more informative by providing a description of existing environmental conditions, including the size and location of natural features, such as vegetation, water features, and topography. |
| 4 | 8 | Surrounding Land Uses/Existing Conditions | The proposed Project site is currently being utilized for industrial purposes, specifically occupation by a cabinet shop and a soil amendment distribution company. | The IS/MND states on Page 7 that the Proposed Project site is an abandoned industrial fertilizer facility. The IS/MND would be improved by clearly describing baseline environmental setting and existing uses onsite. |
| 5 | 10 | Other Public Agencies Involved | N/A (general comment) | The IS/MND would be improved if it listed all agencies requiring approval and what type of permit is required from each agency listed. In particular, CDFA should be included in this list, because the Proposed Project requires a cannabis cultivation license from CDFA in order to operate. Furthermore, applicants are required to provide a final copy of proof of a lake and streambed alteration agreement issued by the California Department of Fish and |



| Comment No. | Page Number | Resource Topic | IS/MND Text | CDFA Comments and Recommendations |
|-------------|-------------|---|-----------------------|--|
| | | | | <p>Wildlife (CDFW) or written verification that an agreement is not needed. (Cal. Code Regs., tit. 3 § 8102(v). CDFW should be included on the list of required permits and approvals.</p> <p>In addition, the Project Description eludes to housing cannabis manufacturing and distribution businesses. If the Proposed Project will require licenses for commercial cannabis manufacturing, the California Department of Health should be listed as a licensing agency. If the Proposed Project will require licenses for commercial cannabis distribution, laboratory testing, retail, or microbusiness, the Bureau of Cannabis Control should be listed as a licensing agency.</p> |
| 6 | 11 and 24 | Environmental Factors Potentially Affected and IV. Biological Resources | N/A (general comment) | <p>The "Biological Resources" box is checked, indicating at least one impact is a "Potentially Significant Impact," that would then be further described on the following pages. However, Section IV, Biological Resources (see page 24) indicates all impacts as "Less than Significant" or "No Impact." The IS/MND</p> |



| Comment No. | Page Number | Resource Topic | IS/MND Text | CDFA Comments and Recommendations |
|-------------|-------------|--------------------------|--|---|
| 7 | 21 | III. Air Quality | Operational emissions would primarily be generated from vehicles traveling to and from the Facility. | would be improved if the check boxes and discussion was made consistent. Page 4 of the IS/MND discloses that West Bravo Road is unpaved. The IS/MND would be improved by analyzing impacts of vehicle trips occurring on unpaved roadways. |
| 8 | 26 | IV. Biological Resources | However, because of the highly disturbed nature of the site, and lack of dense vegetation and lack of fallow fields, it is not anticipated that the site trees provide suitable habitat for Migratory Birds. | The IS/MND would be improved if it included information on the existing trees on site and whether any of these trees will be removed as a result of the Proposed Project. Furthermore, analysis of possible foraging areas on adjacent/nearby agricultural properties should be included in this analysis. |
| 9 | 27 | IV. Biological Resources | The City of Woodlake's General Plan includes policies for the protection of biological resources. The proposed Project would not conflict with any of the adopted policies. | The IS/MND would be improved if it listed applicable General Plan policies and described how the Proposed Project is consistent with these policies. |



| Comment No. | Page Number | Resource Topic | IS/MND Text | CDFA Comments and Recommendations |
|-------------|-------------|-----------------------|---|--|
| 10 | 30 | V. Cultural Resources | <p>The archaeologist shall submit reports, to the satisfaction of the City of Fresno, describing the testing program and subsequent results.</p> <p>[...]</p> <p>Prior to the issuance of any grading permit, the project proponent shall provide the City of Fresno with documentation identifying construction personnel that will be responsible for on-site monitoring.</p> | <p>Mitigation Measures CUL-1 and CUL-2 require disclosures to the City of Fresno. If these are typographical errors, please correct them and specify the correct entity for cultural resources disclosures.</p> |
| 11 | 38 | VI. Energy | <p>Adherence to state code requirements would ensure that the Project would not result in wasteful and inefficient use of nonrenewable</p> | <p>The IS/MND would be improved by identifying the specific requirements that would be implemented and describing how these practices would reduce potential impacts to a less-than-significant level. In addition, if these standards and practices would be implemented as</p> |



| Comment No. | Page Number | Resource Topic | IS/MND Text | CDFA Comments and Recommendations |
|-------------|-------------|-------------------------------------|--|---|
| 12 | 38 | VII. Geology and Soils | resources due to building operation. N/A (general comment) | mitigation, they should be specified as such, and the checkbox, "Less than Significant with Mitigation Incorporated" should be checked. The IS/MND would be improved if the soil types and geologic units found on the Proposed Project site were listed, characterized (e.g., stability, expansiveness, liquefaction, etc.), and mapped to support findings provided in this section. |
| 13 | 44 | IX. Hazards and Hazardous Materials | N/A (general comment) | Although limited by state law, the IS/MND would be improved if it disclosed the use and/or transport of fertilizer, pesticides, and/or other hazardous materials to be used as part of regular cultivation operations and routine maintenance activities. |
| 14 | 49 | X. Hydrology and Water Quality | The Central Valley Regional Water Quality Control Board adopted a General Waste Discharge Requirements Order for Discharges of Waste Associated with | The CVRWQCB order has been superseded by SWRCB General Order WQ 2019-0001-DWQ. All enrollees under the Central Valley Order were required to transition to the SWRCB Cannabis Cultivation General Order by July 1, 2019. |



| Comment No. | Page Number | Resource Topic | IS/MND Text | CDFA Comments and Recommendations |
|-------------|-------------|--------------------------------|---|---|
| 15 | 49 | X. Hydrology and Water Quality | <p>Medical Cannabis Cultivation Activities (Order No. R5-2015-0113).</p> <p>The proposed Project's tenants will be in compliance with the rules and requirements set forth in the Discharge Requirements.</p> | <p>The IS/MND could be improved by providing evidence to support the conclusions provided. Specifically, the IS/MND would be improved by clearly describing what rules and requirements will be implemented and how they will reduce impacts to less than significant.</p> |
| 16 | 49 | X. Hydrology and Water Quality | <p>The proposed Project is not anticipated to result in additional demands for groundwater resources beyond those considered in the adopted City of Woodlake General Plan.</p> | <p>The IS/MND would be improved by indicating the overdraft status of the groundwater basin from which the Proposed Project would draw its water. It should also provide an estimate of the amount of groundwater projected to be used in operation of the Proposed Project, and provide some evidence for the conclusion that activities would not result in a significant impact to groundwater beyond those considered in the adopted City of Woodlake General Plan.</p> |
| 17 | 50 | X. Hydrology and Water Quality | <p>The 10 percent difference will be made up by using well water;</p> | <p>The IS/MND would be improved if it compared the 10 percent difference to</p> |



| Comment No. | Page Number | Resource Topic | IS/MND Text | CDFA Comments and Recommendations |
|-------------|-------------|--------------------------------|--|---|
| 18 | 51 | X. Hydrology and Water Quality | <p>however the well water use is not expected to exceed 1,000 gallons per day.</p> <p>The project will not conflict with any water quality control plans or sustainable groundwater management plan.</p> | <p>current water usage from those existing uses on site.</p> <p>The IS/MND would be improved by providing evidence to support this conclusion. Specifically, discussion of the elements, policies, and requirements of any applicable plans, and a discussion of how the Proposed Project operations will remain in compliance with these provisions.</p> |
| 19 | 56-57 | XII. Noise | Long-term (Operational) Noise Impacts | The IS/MND could be improved by providing evidence to support the conclusions provided. Specifically, the IS/MND would be improved by disclosing anticipated operational decibel levels and comparing them to the maximum decibel levels allowed in the City. |
| 20 | 60 | XV. Public Services | The proposed Project site will continue to be served by the City of Woodlake Fire Department, which 2.1 miles east of the proposed Project site. | State regulations require indoor cultivation license applicants obtain an attestation that the local fire department has been notified of the cultivation site. The IS/MND would be improved by disclosing whether the City's Fire Department has been notified of proposed cannabis cultivation |



| Comment No. | Page Number | Resource Topic | IS/MND Text | CDFA Comments and Recommendations |
|-------------|-------------|-------------------------------------|---|---|
| 21 | | | No additional fire personnel or equipment is anticipated, as the site is already served by the Fire Station. | activities and/or an attestation may be included as an attachment that supports the determination that no additional fire personnel or equipment would be required for operation. |
| 22 | 64 | XVII. Transportation/ Traffic | However, it is not expected to be significantly more than the number of employees staffed by the previous inhabitants (the cabinet shop and soil amendment distribution company). | The IS/MND would be improved if it disclosed the number of employees staffed by the "previous inhabitants." |
| 23 | 65 | XVII. Transportation/ Traffic | N/A (general comment) | The IS/MND would be improved if it addressed whether West Bravo Road is capable of accommodating the equipment necessary for cultivation operations. |
| 23 | 65 | XVII. Transportation/ Traffic | Deliveries may be associated with proposed Project but are not expected to be significant in frequency. | The IS/MND would be improved if it quantified the expected deliveries associated with the Proposed Project. |



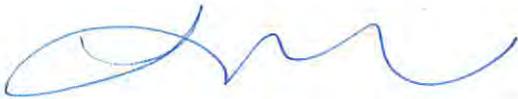
| Comment No. | Page Number | Resource Topic | IS/MND Text | CDFA Comments and Recommendations |
|-------------|-------------|---|--|---|
| 24 | 67 | XVIII. Tribal Cultural Resources | No responses were received by the City in response to the consultation request within the mandatory response time-frames | The IS/MND would be strengthened by providing a list of those tribes contacted. |
| 25 | 69 | XIX. Utilities and Service Systems | The proposed Project would be served by on-site septic for sewage disposal... | The IS/MND would be improved by providing evidence to indicate whether the on-site septic system has sufficient capacity to serve the proposed expanded use on the property. |
| 26 | 73 | XXI. Mandatory Findings of Significance | N/A (General Comment) | The IS/MND would be improved by identifying whether any other cannabis growing operations exist or have been proposed in the vicinity of the Proposed Project. Specifically, the Concord Center Industrial Development Project and the 7Points Industrial Complex Project are proposed industrial complexes, projected to house cannabis cultivation operations close to the Proposed Project. The IS/MND should analyze whether the Proposed Project would make a considerable contribution to any cumulative impacts from these other projects. |



Conclusion

CDFA appreciates the opportunity to provide comments on the IS/MND for the Proposed Project. If you have any questions about these comments or wish to discuss them, please contact Kevin Ponce, Senior Environmental Scientist Supervisor, at (916) 576-6407 or via e-mail at kevin.ponce@cdfa.ca.gov.

Sincerely,



Lindsay Rains
Licensing Program Manager

