



City Hall
555 Santa Clara Street
Vallejo, CA 94590

AMENDED AGENDA VALLEJO CITY COUNCIL VALLEJO REDEVELOPMENT AGENCY DECEMBER 11, 2007

MAYOR
Gary Cloutier

CITY COUNCIL
Tom Barte, Vice Mayor
Hermie Sunga
Stephanie Gomes
Michael Wilson
Joanne Schivley
Erin Hannigan

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the City Council without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Those wishing to address the Council on any matter for which another opportunity to speak is not provided on the AGENDA but which is within the jurisdiction of the Council to resolve may come forward to the podium during the "COMMUNITY FORUM" portion of the AGENDA. Those wishing to speak on a "PUBLIC HEARING" matter will be called forward at the appropriate time during the public hearing consideration.

Copies of written documentation relating to each item of business on the AGENDA are on file in the Office of the City Clerk and are available for public inspection. Information may be obtained by calling (707) 648-4527, TDD (707) 649-3562, or at our web site: <http://www.ci.vallejo.ca.us/>



Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

NOTICE: Members of the public shall have the opportunity to address the City Council concerning any item listed on the notice before or during consideration of that item. No other items may be discussed at this special meeting.

VALLEJO CITY COUNCIL REGULAR MEETING 7:00 P.M. -- CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. COMMENTS BY OUTGOING MAYOR

5. **APPROVAL OF RESOLUTION RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 6, 2007, DECLARING THE RESULT OF RECOUNT OF MAYORAL CONTEST AND SUCH OTHER MATTERS AS PROVIDED BY LAW**

PROPOSED ACTION: Adopt the resolution reciting the fact of the General Municipal Election held on November 6, 2007, declaring the result of recount of mayoral constant and other matters as provided by law.

6. **RECESS**

7. **ADMINISTRATION OF OATH OF OFFICE TO NEWLY ELECTED MAYOR**

8. **REMARKS BY NEWLY ELECTED MAYOR**

9. **PRESENTATIONS AND COMMENDATIONS**

A. **GREATER VALLEJO RECREATION DISTRICT ANNUAL REPORT**

10. **PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS**

Members of the public wishing to address the Council on Consent Calendar Items are requested to submit a completed speaker card to the City Clerk. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310. Requests for removal of Consent Items received from the public are subject to approval by a majority vote of the Council. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and Agenda.

11. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

All matters are approved under one motion unless requested to be removed for discussion by a Councilmember, City Manager, or member of the public subject to a majority vote of the Council.

A. **APPROVAL OF A RESOLUTION RATIFYING THE PAYMENT OF CLAIMS FOR THE TIME PERIOD OF NOVEMBER 1, TO NOVEMBER 30, 2007**

PROPOSED ACTION: Adopt a resolution ratifying the payment of claims totaling \$8,517,943.22 for the time period of November 1, 2007 to November 30, 2007.

B. **APPROVAL OF RESOLUTIONS ADOPTING 1) THE VALLEJO GOLF CLUB, INC. 2008 ANNUAL OPERATING BUDGET AND SCHEDULE OF FEES FOR THE BLUE ROCK SPRINGS EAST AND WEST GOLF COURSES AND 2) THE VALLEJO GOLF CLUB, INC. 2008 ANNUAL CAPITAL IMPROVEMENT BUDGET**

PROPOSED ACTION: 1) Adopt a Resolution approving the Vallejo Golf Club, Inc. 2008 Annual Operating Budget and Schedule of Fees as submitted; 2) adopt a Resolution approving the Vallejo Golf Club, Inc. 2008 Annual Capital Improvement Budget as submitted.

C. **CONSIDERATION OF AN HISTORIC PROPERTY PRESERVATION AGREEMENT (MILLS ACT CONTRACT) FOR 933 GEORGIA STREET**

PROPOSED ACTION: Adopt a resolution approving the Historic Property Preservation Agreement with the property owners of 933 Georgia Street as recommended by the Architectural Heritage and Landmarks Commission.

D. CONSIDERATION OF AN HISTORIC PROPERTY PRESERVATION AGREEMENT (MILLS ACT CONTRACT) FOR 1001 SUTTER STREET

PROPOSED ACTION: Adopt a resolution approving the Historic Property Preservation Agreement with the property owners of 1001 Sutter Street as recommended by the Architectural Heritage and Landmarks Commission.

E. CONSIDERATION OF A RESOLUTION OF INTENT TO AMEND THE POLICE DEPARTMENT BUDGET FOR FISCAL YEAR 2007/2008 TO ACCEPT A GRANT AWARD IN THE AMOUNT OF \$125,000 FROM THE UNITED STATES DEPARTMENT OF JUSTICE AND THE GOVERNOR'S OFFICE OF EMERGENCY SERVICES FOR A GANG AND GUN VIOLENCE REDUCTION PROGRAM AND TO APPROPRIATE THE SAME AMOUNT FOR THE PURCHASE OF EQUIPMENT AND OVERTIME REIMBURSEMENT

PROPOSED ACTION: Adopt the resolution authorizing the City Manager or his designee to execute the proposed agreement between the Vallejo Police Department and the California Office of Emergency Services and a resolution of intention to amend the Police Department budget for Fiscal Year 2007/2008 to accept the United States Department of Justice grant in the amount of \$125,000 and to appropriate the same amount for the purchase of equipment and overtime reimbursement for the anti-gang suppression operations required by the grant.

F. APPROVAL OF A RESOLUTION ACCEPTING IMPROVEMENTS FOR HIDDENBROOKE COMMERCIAL CENTER AS COMPLETE FROM EDDIE NINO

PROPOSED ACTION: Adopt a resolution accepting the public improvements as complete in the Hiddenbrooke Commercial Center.

G. APPROVAL OF A RESOLUTION AWARDDING THE ON-CALL MUNICIPAL ENGINEERING AND CONSTRUCTION MANAGEMENT SERVICES CONTRACTS TO SIX FIRMS AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A DESIGN CONSULTANT SERVICES AGREEMENT WITH EACH FIRM

PROPOSED ACTION: Adopt a resolution awarding the On-Call Municipal Engineering and Construction Management services contract to six firms and authorizing the City Manager to enter into a design consultant services agreement with each firm.

H. APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LETTER OF RECOMMENDATION FOR ANTHONY J. INTINTOLI, JR., FOR APPOINTMENT TO THE BAY AREA WATER EMERGENCY TRANSIT AUTHORITY BOARD

PROPOSED ACTION: Adopt the resolution authorizing the City Manager to execute a letter of recommendation supporting Anthony J. Intintoli, Jr., for a position on the Bay Area Water Emergency Transit Authority Board.

I. APPROVAL OF THREE RESOLUTIONS APPROVING THE MARE ISLAND CORAL SEA VILLAGE SOUTH UNIT 3, SUBDIVISION

PROPOSED ACTION: Adopt the following three resolutions:

1. Approving the Final Map
2. Approving the Plans and Specifications for public improvements
3. Authorizing the City Manager to sign the Subdivision Improvement Agreement.

J. CONSIDERATION OF A RESOLUTION TO ACCEPT A PROPOSAL BY MUNIFINANCIAL OF TEMECULA, CALIFORNIA TO PROVIDE ADMINISTRATIVE SERVICES FOR THE CITY'S FOURTEEN (14) 1911 ACT LANDSCAPE MAINTENANCE DISTRICTS AND TWELVE (12) 1972 ACT DISTRICTS AND TO PROVIDE FORMATION AND BALLOTING SERVICES FOR NEW DISTRICTS AND ANNEXATIONS

PROPOSED ACTION: Adopt a resolution authorizing the City Manager to sign a contract with MuniFinancial of Temecula, California as the Engineer of Record in the amount of \$27,085.00 per year and direct them to prepare the Annual Engineering Reports for 2008/2009 for the City's twelve (12) 1972 Act Districts and the Overview reports for the City's fourteen (14) 1911 Act Districts. Additionally, this contract provides for balloting services for existing districts and formation services of new districts, on an as needed basis, at a cost of \$7,500.00 to \$15,500.00 per district, depending on the district size and complexity.

12. PUBLIC HEARINGS

A. CONSIDERATION OF A CODE TEXT AMENDMENT TO ALLOW "CONSTRUCTION SALES AND SERVICES" WITHIN ALL FREEWAY COMMERCIAL (CF) AND LINEAR COMMERCIAL (CL) ZONED DISTRICTS AS A CONDITIONALLY ALLOWED USE

In summer of 2007, the applicant approached the Planning Division regarding the possibility of purchasing a building located at 724-734 Lincoln Road East and establishing a "cabinet and counter-top" home improvement showroom and warehouse.

Staff has concluded that "construction sales and services" uses including warehouse and showrooms of finished products associated with the home improvement industry i.e., kitchens, floor coverings, etc. would be a desirable use type in several of our CF and CL districts.

On November 5, 2007, the Planning Commission unanimously recommended for City Council approval a code text amendment to allow "Construction Sales and

Services” within all Freeway Commercial (CF) and Linear Commercial (CL) zoned districts as a conditionally allowed use.

PROPOSED ACTION: Adopt Code Text Amendment #07-0002 as recommended in the staff report.

- B. CONSIDERATION OF A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE AMENDING TITLE 12 OF THE VALLEJO MUNICIPAL CODE “BUILDINGS AND CONSTRUCTION” TO INCORPORATE NEW CALIFORNIA BUILDING STANDARDS CODE REQUIREMENTS AND VARIOUS JUSTIFIABLE LOCAL VARIATIONS TO THE STATE CODE

The State of California Department of Housing & Community Development along with the California Building Standards Commission have adopted the 2007 California Building, Electrical, Mechanical, Plumbing, Energy, and Administrative Code Series. The City must enforce the 2007 California Building Code Standards as of January 1, 2008.

PROPOSED ACTION: Adopt a resolution holding on first reading an ordinance amending Vallejo Municipal Code Title 12 “Buildings and Construction” to incorporate the 2007 California Building Standards Code and amendments as necessary to address local conditions.

- C. CONSIDERATION OF CONFIRMATION OF FINAL CITY CLERK’S ASSESSMENT & CITATION LIST SUBMITTED BY THE WEED ABATEMENT SECTION OF THE FIRE DEPARTMENT FOR WORK PERFORMED IN CLEARING VACANT LOTS AND PARCELS OF LAND DURING 2007 BY THE CITY’S PRIVATE CONTRACTOR AND AUTHORIZATION TO COLLECT ALL UNPAID, CONFIRMED CHARGES AND ASSESSMENTS ON THE SOLANO COUNTY TAX ROLL

PROPOSED ACTION: Adopt the resolution to confirm the final City Clerk’s Assessment and Citation list submitted by the Weed Abatement Section of the Fire Department and authorize collection of all unpaid, confirmed charges and assessments via the Solano County Tax Roll.

13. POLICY ITEMS – NONE

14. ADMINISTRATIVE ITEMS

- A. ACCEPTANCE OF THE MARE ISLAND REGIONAL PARK TASK FORCE FINAL REPORT

In April 2003, former Mayor Intintoli, formed the Mare Island Regional Park Task Force (Task Force) in response to various groups’ interest in development of Mare Island’s Reuse Area 12/Regional Park. Twenty-six citizens accepted the Mayor’s invitation to be part of the Task Force and were tasked to study and recommend a course of action to the City Council for the development of the Regional Park. The Task Force has completed their research and with the assistance of The Dangermond Group, has submitted their final report.

PROPOSED ACTION: Approve the attached Resolution accepting the Mare Island Regional Park Task Force Report and directing staff regarding next steps to implement the Report.

B. CONSIDERATION OF A RESOLUTION TO INCREASE TAXI CAB RATES IN THE CITY OF VALLEJO

The City of Vallejo taxicabs are regulated pursuant to Municipal Code Title 5 § 5.32 Vehicles for Hire. The ordinance dictates that rate increases are to be set by City Council Resolution. The last Council resolution to increase taxicab rates was in January of 2001, when Council set meter rates at \$2.00 for flag drop (Initial fee) from \$1.90, and \$2.25 per mile from \$1.90, and increasing wait time to \$22.50 per hour. Tonight the Council is being asked to consider raising the taxicab rates as follows:

Effective January 1, 2008

Flag Drop (No Change)	\$2.00 for flag drop
Per Mile (1/6 Mile Increments)	\$2.50 per mile
Wait time (No Change)	\$22.50 per hour

Effective January 1, 2009

Flag Drop	\$2.25 for flag drop
Per Mile (1/6 Mile Increments)	\$2.75 per mile
Wait time (No Change)	\$22.50 per hour

PROPOSED ACTION: Staff recommends approval of a resolution adopting the taxicab rate increases.

C. APPROVAL OF 1) A RESOLUTION ADOPTING A TRAVEL AND BUSINESS EXPENSE POLICY FOR CITY COUNCILMEMBERS, BOARD MEMBERS AND COMMISSIONERS, 2) A RESOLUTION OF INTENTION TO AMEND VALLEJO MUNICIPAL CODE CHAPTERS 2.06 AND 2.52 AND 3) A RESOLUTION DIRECTING THE CITY MANAGER TO PREPARE AMENDMENTS TO ADMINISTRATIVE RULE 3.5 TO COMPLY WITH RECENT CHANGES TO STATE LAW

PROPOSED ACTION: Adopt the resolution and expenditure and reimbursement policy for elected and appointed officials, and rescind Resolution No. 99-85 N.C.; and adopt the resolution of intent to amend Vallejo Municipal Code Chapters 2.06 and 2.52; and adopt the resolution directing the City manager to amend Administrative Rule 3.5 to delete references to Expenditures and Reimbursement for Councilmembers, Board Members and Commissioners.

D. CONSIDERATION OF A RESOLUTION 1) HOLDING ON FIRST READING AN ORDINANCE AMENDING CHAPTER 3.20 OF THE VALLEJO MUNICIPAL CODE; 2) APPROVING THE VALLEJO TRANSPORTATION DIVISION PURCHASING POLICY

The purpose of this report is to request the Council adopt a resolution holding on first reading an Ordinance amending Vallejo Municipal Code Chapter 3.20, which governs purchasing, and approve the Transportation Division's Purchasing Policy.

PROPOSED ACTION: Adopt a Resolution 1) Holding on First Reading an Ordinance Amending Chapter 3.20 of the Vallejo Municipal Code; and 2) Approving the Vallejo Transportation Division Purchasing Policy.

15. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES - NONE

16. WRITTEN COMMUNICATIONS

Correspondence addressed to the City Council or a majority thereof, and not added to the agenda by the Mayor or a Council member in the manner prescribed in Government Code, Section 54954.2, will be filed unless referred to the City Manager for a response. Such correspondence is available for public inspection at the City Clerk's office during regular business hours.

17. CITY MANAGER'S REPORT

18. CITY ATTORNEY'S REPORT

19. COMMUNITY FORUM

Anyone wishing to address the Council on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Council to resolve, is requested to submit a completed speaker card to the City Clerk. When called upon, each speaker should step to the podium, state his /her name, and address for the record. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

20. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL

21. CLOSED SESSION: *May recess to consider matters of pending litigation (GC 54956.9), personnel (GC 54957), labor relations (GC 54957.6), and real property negotiations (GC 54956.8). Records are not available for public inspection.*

22. ADJOURNMENT

RESOLUTION NO. _____ N.C.

**A RESOLUTION RATIFYING THE PAYMENT OF CLAIMS FOR
THE TIME PERIOD OF NOVEMBER 1, 2007 TO NOVEMBER 30,
2007**

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, pursuant to Vallejo Municipal Code section 2.02.360, the Finance Director has submitted a Check Register(s) showing the payment of claims for the time period of November 1, 2007 to November 30, 2007 for ratification by the City Council.

NOW, THEREFORE, BE IT RESOLVED that the claims enumerated on the attached Check Register(s), totaling \$8,517,943.22 for the respective amounts set opposite the name of each person or firm for the time period of November 1, 2007 to November 30, 2007 are hereby allowed and ratified.

AFFIDAVIT OF FINANCE DIRECTOR

I hereby certify that the attached Check Register(s) conform to the City's approved budget and that funds were available for payment at the time of payment was made.

Date: 12/2/07 Robert V. Stout

Robert V. Stout
Director of Finance

Enclosures:

Check Register(s) Dated:

November 01, 2007	-	\$1,427,893.56
November 07, 2007	-	925,944.63
November 15, 2007	-	1,477,921.76
November 19, 2007	-	25,152.55
November 21, 2007	-	3,711,268.62
November 27, 2007	-	50,124.92
November 29, 2007	-	728,033.39
November 30, 2007	-	\$171,603.79

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	668175	A. TEICHERT & SON, INC.	GENERAL R/M SUPPLIES	924.48	11/1/2007
GENERAL FUND	668177	ACCOMTEMP	OTHER PROFESSIONAL SERV	1,326.60	11/1/2007
GENERAL FUND	668183	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	55.38	11/1/2007
GENERAL FUND	668183	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	173.87	11/1/2007
GENERAL FUND	668183	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	5.25	11/1/2007
GENERAL FUND	668183	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	85.58	11/1/2007
GENERAL FUND	668183	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	32.47	11/1/2007
GENERAL FUND	668183	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	29.23	11/1/2007
GENERAL FUND	668183	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	249.16	11/1/2007
GENERAL FUND	668189	BACI RISTORANTE LOUNGE & CAFF	MISC. EXPENSES	1,957.55	11/1/2007
GENERAL FUND	668193	BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	107.92	11/1/2007
GENERAL FUND	668193	BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	945.76	11/1/2007
GENERAL FUND	668195	BRITTON TREE SERVICES, INC.	GROUNDS R/M SERVICES	2,450.00	11/1/2007
GENERAL FUND	668200	CDWG INC.	COMPUTER HDWRD MAINT	389.79	11/1/2007
GENERAL FUND	668200	CDWG INC.	COMPUTER HDWRD MAINT	17.97	11/1/2007
GENERAL FUND	668202	CITY OF VALLEJO-WATER BILLING	WATER	951.05	11/1/2007
GENERAL FUND	668203	CODED SYSTEMS CORPORATION	PUBLICITY & ADVERTISING	1,482.30	11/1/2007
GENERAL FUND	668204	COLE SUPPLY INC	CLEANING SUPPLIES	161.02	11/1/2007
GENERAL FUND	668204	COLE SUPPLY INC	CLEANING SUPPLIES	161.02	11/1/2007
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GENERAL FUND	668204	COLE SUPPLY INC	CLEANING SUPPLIES	161.02	11/1/2007
GENERAL FUND	668204	COLE SUPPLY INC	CLEANING SUPPLIES	168.04	11/1/2007
GENERAL FUND	668204	COLE SUPPLY INC	CLEANING SUPPLIES	24.64	11/1/2007
GENERAL FUND	668204	COLE SUPPLY INC	CLEANING SUPPLIES	28.99	11/1/2007
GENERAL FUND	668204	COLE SUPPLY INC	CLEANING SUPPLIES	235.44	11/1/2007
GENERAL FUND	668204	COLE SUPPLY INC	CLEANING SUPPLIES	48.94	11/1/2007
GENERAL FUND	668204	COLE SUPPLY INC	CLEANING SUPPLIES	255.34	11/1/2007
GENERAL FUND	668204	COLE SUPPLY INC	CLEANING SUPPLIES	9.11	11/1/2007
GENERAL FUND	668204	COLE SUPPLY INC	CLEANING SUPPLIES	76.48	11/1/2007
GENERAL FUND	668204	COLE SUPPLY INC	CLEANING SUPPLIES	482.79	11/1/2007
GENERAL FUND	668205	COMPLETE WELDER	OTHER PROFESSIONAL SERV	33.66	11/1/2007
GENERAL FUND	668205	COMPLETE WELDER	OTHER PROFESSIONAL SERV	45.20	11/1/2007
GENERAL FUND	668208	CORPORATE-ONE	OFFICE SUPPLIES	19.32	11/1/2007
GENERAL FUND	668208	CORPORATE-ONE	OFFICE SUPPLIES	38.53	11/1/2007
GENERAL FUND	668208	CORPORATE-ONE	OFFICE SUPPLIES	48.83	11/1/2007
GENERAL FUND	668208	CORPORATE-ONE	OFFICE SUPPLIES	120.22	11/1/2007
GENERAL FUND	668208	CORPORATE-ONE	OFFICE SUPPLIES	30.05	11/1/2007
GENERAL FUND	668209	CSI PAINT	GENERAL R/M SUPPLIES	224.75	11/1/2007
GENERAL FUND	668210	DAILY REPUBLIC	RECRUITMENT SERVICES	119.84	11/1/2007
GENERAL FUND	668214	DILLON BREAD COMPANY	MISC. EXPENSES	84.83	11/1/2007
GENERAL FUND	668218	ELIZALDE CONSTRUCTION	GENERAL R/M SUPPLIES	860.00	11/1/2007
GENERAL FUND	668219	EMPLOYEE BENEFIT SPECIALISTS,	OTHER SERVICES	120.00	11/1/2007
GENERAL FUND	668221	FEDERAL EXPRESS	POSTAGE & MAILING	38.65	11/1/2007
GENERAL FUND	668222	FITGUARD INC	OTHER PROFESSIONAL SERV	897.81	11/1/2007
GENERAL FUND	668224	G. NEIL DIRECT MAIL, INC	OFFICE SUPPLIES	109.33	11/1/2007
GENERAL FUND	668237	HAYES SUPPLY CO. INC.	MEDICAL SUPPLIES	146.40	11/1/2007
GENERAL FUND	668239	HEWLETT PACKARD	COMPUTER EQUIPMENT	1,755.58	11/1/2007
GENERAL FUND	668239	HEWLETT PACKARD	COMPUTER EQUIPMENT	630.29	11/1/2007
GENERAL FUND	668239	HEWLETT PACKARD	COMPUTER EQUIPMENT	4,040.52	11/1/2007
GENERAL FUND	668243	IKON OFFICE SOLUTIONS	EQUIPMENT R/M SERVICES	181.46	11/1/2007
GENERAL FUND	668246	INTERNATIONAL CODE COUNCIL, IN	DUES & PUBLICATIONS	51.53	11/1/2007

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	668252	KELLY SERVICES INC	OTHER SERVICES	790.40	11/1/2007
GENERAL FUND	668253	KEY EQUIPMENT FINANCE	MACHINERY & EQUIP RENTAL	199.70	11/1/2007
GENERAL FUND	668254	KIMLEY-HORN AND ASSOCIATES, IN	OTHER PROFESSIONAL SERV	1,769.70	11/1/2007
GENERAL FUND	668261	MBA OF CALIFORNIA INC	MACHINERY & EQUIP RENTAL	464.93	11/1/2007
GENERAL FUND	668264	MEALS ON WHEELS OF SOLANO CN	MEALS ON WHEELS	4,200.00	11/1/2007
GENERAL FUND	668238	MISC ACCOUNTS PAYABLE	CODE VIOLATION FEES	1,160.00	11/1/2007
GENERAL FUND	668260	MISC ACCOUNTS PAYABLE	OFFICE SUPPLIES	280.00	11/1/2007
GENERAL FUND	668217	MISC ACCOUNTS PAYABLE	MISC. EXPENSES	70.87	11/1/2007
GENERAL FUND	668312	MISC ACCOUNTS PAYABLE	OTHER PROFESSIONAL SERV	105.00	11/1/2007
GENERAL FUND	668315	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	279.68	11/1/2007
GENERAL FUND	668265	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	561.85	11/1/2007
GENERAL FUND	668265	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	632.98	11/1/2007
GENERAL FUND	668265	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	3,909.66	11/1/2007
GENERAL FUND	668267	NORTH BAY AWARDS	OTHER SERVICES	375.81	11/1/2007
GENERAL FUND	668272	O C TANNER COMPANY	SPECIAL PROGRAMS-MISC.	443.74	11/1/2007
GENERAL FUND	668272	O C TANNER COMPANY	SPECIAL PROGRAMS-MISC.	455.80	11/1/2007
GENERAL FUND	668274	OFFICE DEPOT	OFFICE SUPPLIES	6.56	11/1/2007
GENERAL FUND	668274	OFFICE DEPOT	OFFICE SUPPLIES	210.46	11/1/2007
GENERAL FUND	668274	OFFICE DEPOT	OFFICE SUPPLIES	12.85	11/1/2007
GENERAL FUND	668274	OFFICE DEPOT	PHOTO & AUDIO SUPPLIES	149.14	11/1/2007
GENERAL FUND	668274	OFFICE DEPOT	OFFICE SUPPLIES	66.27	11/1/2007
GENERAL FUND	668274	OFFICE DEPOT	OFFICE SUPPLIES	14.38	11/1/2007
GENERAL FUND	668274	OFFICE DEPOT	OFFICE SUPPLIES	165.53	11/1/2007
GENERAL FUND	668274	OFFICE DEPOT	OFFICE SUPPLIES	125.58	11/1/2007
GENERAL FUND	668274	OFFICE DEPOT	OFFICE SUPPLIES	68.74	11/1/2007
GENERAL FUND	668274	OFFICE DEPOT	OFFICE SUPPLIES	67.86	11/1/2007
GENERAL FUND	668274	OFFICE DEPOT	OFFICE SUPPLIES	12.05	11/1/2007
GENERAL FUND	668274	OFFICE DEPOT	OFFICE SUPPLIES	8.80	11/1/2007
GENERAL FUND	668276	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	287.08	11/1/2007
GENERAL FUND	668277	PACIFIC STORAGE	OTHER SERVICES	1.89	11/1/2007
GENERAL FUND	668280	POWELL BROS. FEED & PET SUPPL	GENERAL R/M SUPPLIES	16.54	11/1/2007
GENERAL FUND	668280	POWELL BROS. FEED & PET SUPPL	GENERAL R/M SUPPLIES	12.49	11/1/2007
GENERAL FUND	668285	ROBERT W. NICHELINI/PETTY CASH	FIELD EQUIPMENT	51.00	11/1/2007
GENERAL FUND	668285	ROBERT W. NICHELINI/PETTY CASH	FIELD EQUIPMENT	23.11	11/1/2007
GENERAL FUND	668285	ROBERT W. NICHELINI/PETTY CASH	OTHER SUPPLIES	22.37	11/1/2007
GENERAL FUND	668285	ROBERT W. NICHELINI/PETTY CASH	OTHER SERVICES	176.42	11/1/2007
GENERAL FUND	668285	ROBERT W. NICHELINI/PETTY CASH	OFFICIAL TRAVEL	174.72	11/1/2007
GENERAL FUND	668286	RODRIGUES, LUPE	RETIRED MEDICAL EXPENSE	668.58	11/1/2007
GENERAL FUND	668289	SCOTTS PPE	SAFETY TRAINING SUPPLIES	345.42	11/1/2007
GENERAL FUND	668291	SIR SPEEDY PRINTING	TRAINING & CONFERENCES	905.17	11/1/2007
GENERAL FUND	668292	SOLANO CTY ASSESSOR	OTHER SERVICES	11.00	11/1/2007
GENERAL FUND	668292	SOLANO CTY ASSESSOR	OTHER SERVICES	11.00	11/1/2007
GENERAL FUND	668293	SOLANO CTY AUDITOR-CONTROLLE	SOLANO CNTY-PARK FINE FEE	3,440.00	11/1/2007
GENERAL FUND	668294	SOLANO EDC	OTHER PROFESSIONAL SERV	25.00	11/1/2007
GENERAL FUND	668302	TIMES-HERALD	PUBLICITY & ADVERTISING	145.80	11/1/2007
GENERAL FUND	668302	TIMES-HERALD	PUBLICITY & ADVERTISING	333.20	11/1/2007
GENERAL FUND	668302	TIMES-HERALD	PUBLICITY & ADVERTISING	121.50	11/1/2007
GENERAL FUND	668302	TIMES-HERALD	PUBLICITY & ADVERTISING	97.20	11/1/2007
GENERAL FUND	668310	WEST GROUP PAYMENT CENTER	LAW LIBRARY PUBLICATIONS	2,965.20	11/1/2007
GENERAL FUND	668314	WHEELER-SONOMA PRINTERS	PRINTING & BINDING	82.68	11/1/2007
GENERAL FUND	668314	WHEELER-SONOMA PRINTERS	OTHER SERVICES	235.15	11/1/2007
GENERAL FUND	668317	ZOLL MEDICAL CORP GPO	MEDICAL SUPPLIES	3,527.39	11/1/2007
GENERAL FUND	668318	ZOOM IMAGING SOLUTIONS INC.	MACHINERY & EQUIP RENTAL	138.98	11/1/2007

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Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
Sub total of:GENERAL FUND				53,665.30	
MARE ISLAND CONVERSION	668300	TETRA TECH EMI	OTHER PROFESSIONAL SERV	12,538.46	11/1/2007
Sub total of:MARE ISLAND CONVERSION				12,538.46	
MARE ISLAND LEASING	668186	ASSOCIATED SERVICES CO.	PUBLICITY & ADVERTISING	13.15	11/1/2007
MARE ISLAND LEASING	668186	ASSOCIATED SERVICES CO.	PUBLICITY & ADVERTISING	59.70	11/1/2007
MARE ISLAND LEASING	668216	ECONOMICS RESEARCH ASSOCIAT	PROP MANAGEMENT FEES	11,075.00	11/1/2007
MARE ISLAND LEASING	668221	FEDERAL EXPRESS	POSTAGE & MAILING	20.98	11/1/2007
MARE ISLAND LEASING	668227	GEORGINA'S CAFE	PUBLICITY & ADVERTISING	552.88	11/1/2007
MARE ISLAND LEASING	668244	INDUSTRIAL RAILWAYS COMPANY	BUILDING R & M SERVICES	400.00	11/1/2007
MARE ISLAND LEASING	668247	ISLAND ENERGY	BUILDING R & M SERVICES	214.19	11/1/2007
MARE ISLAND LEASING	668247	ISLAND ENERGY	BUILDING R & M SERVICES	262.58	11/1/2007
MARE ISLAND LEASING	668262	MCI WORLDCOM CONFERENCING	TECHNICAL STUDIES	206.34	11/1/2007
MARE ISLAND LEASING	668228	MISC EMPLOYEE REIMBURSEMENT	PUBLICITY & ADVERTISING	68.25	11/1/2007
MARE ISLAND LEASING	668269	NORTH BAY JANITORIAL SERVICES	BUILDING R & M SERVICES	300.00	11/1/2007
MARE ISLAND LEASING	668273	O'CONNOR LUMBER-ACE HARDWARE	BUILDING R & M SERVICES	28.92	11/1/2007
MARE ISLAND LEASING	668274	OFFICE DEPOT	OFFICE SUPPLIES	20.36	11/1/2007
MARE ISLAND LEASING	668274	OFFICE DEPOT	OFFICE SUPPLIES	82.51	11/1/2007
MARE ISLAND LEASING	668274	OFFICE DEPOT	OFFICE SUPPLIES	193.34	11/1/2007
MARE ISLAND LEASING	668274	OFFICE DEPOT	OFFICE SUPPLIES	138.06	11/1/2007
MARE ISLAND LEASING	668290	SINCLAIR & ASSOCIATES	TECHNICAL STUDIES	14,434.78	11/1/2007
MARE ISLAND LEASING	668290	SINCLAIR & ASSOCIATES	TECHNICAL STUDIES	5,848.00	11/1/2007
MARE ISLAND LEASING	668308	VALLEJO SANITATION & FLOOD	BUILDING R & M SERVICES	6.49	11/1/2007
MARE ISLAND LEASING	668313	WESTON SOLUTIONS, INC	TECHNICAL STUDIES	22,451.06	11/1/2007
Sub total of:MARE ISLAND LEASING				56,376.59	
MARE ISLAND CFD 2002-1	668178	AC3	OTHER SERVICES	360.00	11/1/2007
MARE ISLAND CFD 2002-1	668247	ISLAND ENERGY	GAS & ELECTRICITY	356.64	11/1/2007
MARE ISLAND CFD 2002-1	668247	ISLAND ENERGY	GAS & ELECTRICITY	2,409.19	11/1/2007
MARE ISLAND CFD 2002-1	668247	ISLAND ENERGY	GAS & ELECTRICITY	40.17	11/1/2007
MARE ISLAND CFD 2002-1	668247	ISLAND ENERGY	GAS & ELECTRICITY	93.78	11/1/2007
Sub total of:MARE ISLAND CFD 2002-1				3,259.78	
OUTSIDE FUNDED SERVICES	668213	DESIGN, COMMUNITY & ENVIRONMI	K B HOMES	37,449.76	11/1/2007
OUTSIDE FUNDED SERVICES	668220	ENTERPRISE RENT-A-CAR	LENNAR - MARE ISLAND	1,288.50	11/1/2007
OUTSIDE FUNDED SERVICES	668220	ENTERPRISE RENT-A-CAR	LENNAR - MARE ISLAND	1,288.50	11/1/2007
OUTSIDE FUNDED SERVICES	668223	FORD MOTOR CREDIT COMPANY	LENNAR - MARE ISLAND	1,079.68	11/1/2007
OUTSIDE FUNDED SERVICES	668223	FORD MOTOR CREDIT COMPANY	LENNAR - MARE ISLAND	1,078.50	11/1/2007
Sub total of:OUTSIDE FUNDED SERVICES				42,184.94	
STATE GAS TAX	668181	ALCO IRON & METAL CO. INC.	ELECTRICAL SUPPLIES	33.24	11/1/2007
STATE GAS TAX	668206	CONSOLIDATED ELECTRICAL DIST.	ELECTRICAL SUPPLIES	193.92	11/1/2007
STATE GAS TAX	668212	DEPARTMENT OF TRANSPORTATIO	GAS & ELECTRICITY	8,137.13	11/1/2007
STATE GAS TAX	668231	GROENIGER & COMPANY	ELECTRICAL SUPPLIES	1,320.71	11/1/2007
STATE GAS TAX	668236	HAWKINS-HAWKINS CO. INC.	GENERAL R/M SUPPLIES	73.60	11/1/2007
STATE GAS TAX	668258	LIPPINCOTT SUPPLY CO INC	GENERAL R/M SUPPLIES	108.95	11/1/2007
STATE GAS TAX	668276	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	7,835.41	11/1/2007
STATE GAS TAX	668298	TANKO STREET LIGHTING SERVICE	ELECTRICAL SUPPLIES	4,888.14	11/1/2007
Sub total of:STATE GAS TAX				22,591.10	

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SOLID WASTE DISPOSAL	668257	LABOR READY SOUTHWEST INC		287.20	11/1/2007
Sub total of:SOLID WASTE DISPOSAL				287.20	
RIDGECREST LMD	668307	VALLEJO RIDGECREST HOMEOWNE	GROUNDS R/M SERVICES	2,133.51	11/1/2007
RIDGECREST LMD	668307	VALLEJO RIDGECREST HOMEOWNE	GROUNDS R/M SERVICES	2,133.51	11/1/2007
Sub total of:RIDGECREST LMD				4,267.02	
N/E QUADRANT LMD	668270	NORTH BAY LANDSCAPE MGMT, INC	R/M REHABILITATION	1,100.00	11/1/2007
N/E QUADRANT LMD	668270	NORTH BAY LANDSCAPE MGMT, INC	GROUNDS R/M SERVICES	11,964.00	11/1/2007
N/E QUADRANT LMD	668270	NORTH BAY LANDSCAPE MGMT, INC	R/M REHABILITATION	1,100.00	11/1/2007
N/E QUADRANT LMD	668276	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	7.90	11/1/2007
Sub total of:N/E QUADRANT LMD				14,171.90	
TRANSP. IMPACT MITIGATION	668268	NORTH BAY CONSTRUCTION, INC.	SITE IMPROVEMENTS	306,723.34	11/1/2007
TRANSP. IMPACT MITIGATION	668268	NORTH BAY CONSTRUCTION, INC.	SITE IMPROVEMENTS	2,133.81	11/1/2007
TRANSP. IMPACT MITIGATION	668295	STATE WATER RESOURCES CONTL	SITE IMPROVEMENTS	474.00	11/1/2007
Sub total of:TRANSP. IMPACT MITIGATION				309,331.15	
2000 COPs CIP	668191	BKF ENGINEERS	APPRAISAL & CONSULT SVCS	11,912.50	11/1/2007
2000 COPs CIP	668251	KC ENGINEERING COMPANY	APPRAISAL & CONSULT SVCS	1,562.00	11/1/2007
2000 COPs CIP	668255	KLEINFELDER, INC	APPRAISAL & CONSULT SVCS	150.50	11/1/2007
Sub total of:2000 COPs CIP.				13,625.00	
WATER	668179	AIRGAS NCN	OTHER SUPPLIES	14.48	11/1/2007
WATER	668180	ALAMEDA ELECTRIC DISTRIBUTOR	GENERAL R/M SUPPLIES	190.27	11/1/2007
WATER	668180	ALAMEDA ELECTRIC DISTRIBUTOR	GENERAL R/M SUPPLIES	111.97	11/1/2007
WATER	668182	ALL-POINTS PETROLEUM PRODUCT	GENERAL R/M SUPPLIES	2,286.95	11/1/2007
WATER	668184	AMERIGAS-SEBASTOPOL	GAS & ELECTRICITY	327.79	11/1/2007
WATER	668185	ARAMARK UNIFORM SERVICES, INC	OTHER SUPPLIES	87.25	11/1/2007
WATER	668185	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	74.45	11/1/2007
WATER	668185	ARAMARK UNIFORM SERVICES, INC	OTHER SUPPLIES	49.90	11/1/2007
WATER	668188	AVF PROCESS CONTROLS	GENERAL R/M SUPPLIES	55.16	11/1/2007
WATER	668190	BERT WILLIAMS & SONS INC.	GENERAL R/M SUPPLIES	100.20	11/1/2007
WATER	668196	C.H. BULL	MISC EQUIPMENT	2,923.33	11/1/2007
WATER	668197	CALCHEM ENTERPRISES	CHEMICAL SUPPLIES	12,310.72	11/1/2007
WATER	668198	CALIFORNIA SERVICE TOOL	GENERAL R/M SUPPLIES	755.66	11/1/2007
WATER	668198	CALIFORNIA SERVICE TOOL	GENERAL R/M SUPPLIES	48.77	11/1/2007
WATER	668208	CORPORATE-ONE	OFFICE SUPPLIES	149.20	11/1/2007
WATER	668211	DAIRY INDUSTRY	GENERAL R/M SUPPLIES	356.91	11/1/2007
WATER	668221	FEDERAL EXPRESS	POSTAGE & MAILING	177.22	11/1/2007
WATER	668221	FEDERAL EXPRESS	POSTAGE & MAILING	180.79	11/1/2007
WATER	668221	FEDERAL EXPRESS	POSTAGE & MAILING	163.55	11/1/2007
WATER	668226	GENERAL PLUMBING SUPPLY CO IN	GENERAL R/M SUPPLIES	6.07	11/1/2007
WATER	668226	GENERAL PLUMBING SUPPLY CO IN	GENERAL R/M SUPPLIES	7.55	11/1/2007
WATER	668226	GENERAL PLUMBING SUPPLY CO IN	GENERAL R/M SUPPLIES	83.92	11/1/2007
WATER	668229	GRAINGER - CONCORD	GENERAL R/M SUPPLIES	81.47	11/1/2007
WATER	668233	HACH COMPANY	LABORATORY SUPPLIES	105.95	11/1/2007
WATER	668242	IDEXX DISTRIBUTION CORP	LABORATORY SUPPLIES	309.24	11/1/2007
WATER	668245	INDUSTRYUPTIME INC	GENERAL R/M SUPPLIES	2,999.60	11/1/2007
WATER	668245	INDUSTRYUPTIME INC	GENERAL R/M SUPPLIES	306.23	11/1/2007
WATER	668248	J & E GONZALEZ CONSTRUCTION	OTHER SERVICES	2,500.00	11/1/2007

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WATER	668248	J & E GONZALEZ CONSTRUCTION	OTHER SERVICES	200.00	11/1/2007
WATER	668248	J & E GONZALEZ CONSTRUCTION	OTHER SERVICES	2,500.00	11/1/2007
WATER	668248	J & E GONZALEZ CONSTRUCTION	OTHER SERVICES	200.00	11/1/2007
WATER	668250	JOHNNY ON THE SPOT	OTHER SERVICES	161.06	11/1/2007
WATER	668252	KELLY SERVICES INC	OTHER SERVICES	409.50	11/1/2007
WATER	668252	KELLY SERVICES INC	OTHER SERVICES	388.50	11/1/2007
WATER	668253	KEY EQUIPMENT FINANCE	PRINTING & BINDING	150.99	11/1/2007
WATER	668258	LIPPINCOTT SUPPLY CO INC	GENERAL R/M SUPPLIES	1,875.30	11/1/2007
WATER	668263	MCMASTER-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	296.27	11/1/2007
WATER	668263	MCMASTER-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	73.95	11/1/2007
WATER	668263	MCMASTER-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	122.61	11/1/2007
WATER	668263	MCMASTER-CARR SUPPLY COMPAN	MISC EQUIPMENT	59.67	11/1/2007
WATER	668263	MCMASTER-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	410.29	11/1/2007
WATER	668263	MCMASTER-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	(14.70)	11/1/2007
WATER	668256	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	2,065.43	11/1/2007
WATER	668266	NELSON FAMILY OF COMPANIES	OTHER SERVICES	2,040.00	11/1/2007
WATER	668271	NSI SOLUTIONS INC	LABORATORY SUPPLIES	282.34	11/1/2007
WATER	668273	O'CONNOR LUMBER-ACE HARDWARE	GENERAL R/M SUPPLIES	13.70	11/1/2007
WATER	668273	O'CONNOR LUMBER-ACE HARDWARE	GENERAL R/M SUPPLIES	4.49	11/1/2007
WATER	668273	O'CONNOR LUMBER-ACE HARDWARE	GENERAL R/M SUPPLIES	4.80	11/1/2007
WATER	668275	PACIFIC COAST SEED, INC.	OTHER SUPPLIES	487.50	11/1/2007
WATER	668281	PRAXAIR, INC.	CHEMICAL SUPPLIES	1,757.08	11/1/2007
WATER	668283	REXEL NORCAL VALLEY INC.	GENERAL R/M SUPPLIES	96.72	11/1/2007
WATER	668283	REXEL NORCAL VALLEY INC.	GENERAL R/M SUPPLIES	164.99	11/1/2007
WATER	668283	REXEL NORCAL VALLEY INC.	GENERAL R/M SUPPLIES	79.32	11/1/2007
WATER	668287	ROSEMOUNT INC.	MISC EQUIPMENT	14,072.42	11/1/2007
WATER	668296	STEVEN ENGINEERING	GENERAL R/M SUPPLIES	295.89	11/1/2007
WATER	668296	STEVEN ENGINEERING	GENERAL R/M SUPPLIES	312.35	11/1/2007
WATER	668299	TELSTAR	OTHER SERVICES	3,055.65	11/1/2007
WATER	668299	TELSTAR	OTHER SERVICES	1,524.96	11/1/2007
WATER	668299	TELSTAR	GENERAL R/M SUPPLIES	5,507.28	11/1/2007
WATER	668299	TELSTAR	OTHER SERVICES	933.84	11/1/2007
WATER	668304	UNITED PARCEL SERVICE	POSTAGE & MAILING	12.45	11/1/2007
WATER	668304	UNITED PARCEL SERVICE	POSTAGE & MAILING	56.09	11/1/2007
WATER	668311	WESTAFF	OTHER PROFESSIONAL SERV	605.76	11/1/2007
WATER	668311	WESTAFF	OTHER PROFESSIONAL SERV	764.30	11/1/2007
WATER	668316	WULFF ELECTRIC	OTHER SERVICES	8,000.00	11/1/2007
Sub total of:WATER				75,735.40	
TRAVIS WATER OPERATING	668192	BORGES & MAHONEY	GENERAL R/M SUPPLIES	219.97	11/1/2007
TRAVIS WATER OPERATING	668211	DAIRY INDUSTRY	GENERAL R/M SUPPLIES	611.16	11/1/2007
TRAVIS WATER OPERATING	668225	GENERAL CHEMICAL PERFORMANC	CHEMICAL SUPPLIES	2,997.46	11/1/2007
TRAVIS WATER OPERATING	668226	GENERAL PLUMBING SUPPLY CO IN	GENERAL R/M SUPPLIES	35.20	11/1/2007
TRAVIS WATER OPERATING	668233	HACH COMPANY	LABORATORY SUPPLIES	105.94	11/1/2007
TRAVIS WATER OPERATING	668235	HARRINGTON INDUSTRIAL PLASTIC	GENERAL R/M SUPPLIES	868.45	11/1/2007
TRAVIS WATER OPERATING	668242	IDEXX DISTRIBUTION CORP	LABORATORY SUPPLIES	19.33	11/1/2007
TRAVIS WATER OPERATING	668258	LIPPINCOTT SUPPLY CO INC	GENERAL R/M SUPPLIES	150.46	11/1/2007
TRAVIS WATER OPERATING	668258	LIPPINCOTT SUPPLY CO INC	GENERAL R/M SUPPLIES	6.52	11/1/2007
TRAVIS WATER OPERATING	668271	NSI SOLUTIONS INC	LABORATORY SUPPLIES	282.33	11/1/2007
TRAVIS WATER OPERATING	668283	REXEL NORCAL VALLEY INC.	GENERAL R/M SUPPLIES	129.85	11/1/2007
TRAVIS WATER OPERATING	668284	RI-TEC INDUSTRIAL PRODUCTS	OTHER SUPPLIES	139.00	11/1/2007
TRAVIS WATER OPERATING	668299	TELSTAR	OTHER SERVICES	3,145.20	11/1/2007
TRAVIS WATER OPERATING	668299	TELSTAR	OTHER SERVICES	762.48	11/1/2007

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TRAVIS WATER OPERATING	668299	TELSTAR	OTHER SERVICES	1,528.86	11/1/2007
TRAVIS WATER OPERATING	668301	THERMO ELECTRON CORPORATION	GENERAL R/M SUPPLIES	946.03	11/1/2007
Sub total of:TRAVIS WATER OPERATING				11,948.24	
GREEN VALLEY/CURRY LAKES	668184	AMERIGAS-SEBASTOPOL	GAS & ELECTRICITY	517.80	11/1/2007
GREEN VALLEY/CURRY LAKES	668187	AT&T PAYMENT CENTER	TELEPHONE & TELEGRAPH	43.42	11/1/2007
GREEN VALLEY/CURRY LAKES	668233	HACH COMPANY	LABORATORY SUPPLIES	105.94	11/1/2007
GREEN VALLEY/CURRY LAKES	668242	IDEXX DISTRIBUTION CORP	LABORATORY SUPPLIES	57.98	11/1/2007
GREEN VALLEY/CURRY LAKES	668250	JOHNNY ON THE SPOT	OTHER SERVICES	161.06	11/1/2007
GREEN VALLEY/CURRY LAKES	668250	JOHNNY ON THE SPOT	OTHER SERVICES	103.54	11/1/2007
GREEN VALLEY/CURRY LAKES	668271	NSI SOLUTIONS INC	LABORATORY SUPPLIES	282.33	11/1/2007
Sub total of:GREEN VALLEY/CURRY LAKES				1,272.07	
WATER FAC TAX/CONNECT FEE	668230	GREEPS DRAIN SVC PLUMBING REI	WATER MAIN CIP 06/07	2,920.00	11/1/2007
WATER FAC TAX/CONNECT FEE	668232	GROQUIP-FLOW CONTROL SRVC C	FLEMING HILL WTP UPGRADES	588.94	11/1/2007
WATER FAC TAX/CONNECT FEE	668259	M&M CONTROL SERVICE INC	FLEMING HILL WTP UPGRADES	484.52	11/1/2007
WATER FAC TAX/CONNECT FEE	668268	NORTH BAY CONSTRUCTION, INC.	WTR MAIN(ST63 WILSON AVE)	677.47	11/1/2007
WATER FAC TAX/CONNECT FEE	668279	PLATT ELECTRIC SUPPLY, INC	FLEMING HILL WTP UPGRADES	30.24	11/1/2007
WATER FAC TAX/CONNECT FEE	668279	PLATT ELECTRIC SUPPLY, INC	FLEMING HILL WTP UPGRADES	129.42	11/1/2007
WATER FAC TAX/CONNECT FEE	668279	PLATT ELECTRIC SUPPLY, INC	FLEMING HILL WTP UPGRADES	458.10	11/1/2007
WATER FAC TAX/CONNECT FEE	668297	T & T VALVE INSTRUMENT CO.	FLEMING HILL WTP UPGRADES	9,378.65	11/1/2007
Sub total of:WATER FAC TAX/CONNECT FEE				14,667.34	
MARINA	668194	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	380.80	11/1/2007
MARINA	668288	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	161.00	11/1/2007
MARINA	668288	MISC MARINA REFUNDS	MARINA BERTH RENTAL	166.32	11/1/2007
MARINA	668249	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	214.00	11/1/2007
Sub total of:MARINA				922.12	
LOCAL TRANSPORTATION	668234	HANSON,BRIDGETT,MARCUS,	LEGAL FEES	1,852.90	11/1/2007
LOCAL TRANSPORTATION	668234	HANSON,BRIDGETT,MARCUS,	LEGAL FEES	2,017.00	11/1/2007
LOCAL TRANSPORTATION	668274	OFFICE DEPOT	OFFICE SUPPLIES	210.47	11/1/2007
Sub total of:LOCAL TRANSPORTATION				4,080.37	
SELF INSURANCE	668176	ACCLAMATION INS MANAGEMENT	OTHER PROFESSIONAL SERV	28,581.60	11/1/2007
SELF INSURANCE	668201	CIT TECHNOLOGY FIN SERV INC	OFFICE SUPPLIES	151.17	11/1/2007
SELF INSURANCE	668207	COOPERATIVE PERSONNEL SERVIC	OTHER PROFESSIONAL SERV	4,013.12	11/1/2007
SELF INSURANCE	668274	OFFICE DEPOT	OFFICE SUPPLIES	231.00	11/1/2007
SELF INSURANCE	668274	OFFICE DEPOT	OFFICE SUPPLIES	27.69	11/1/2007
SELF INSURANCE	668274	OFFICE DEPOT	OFFICE SUPPLIES	64.60	11/1/2007
Sub total of:SELF INSURANCE				33,069.18	
PAYROLL BENEFITS	668199	CAMP ASSOCIATION OF VALLEJO	UNION DUES - CAMP	495.00	11/1/2007
PAYROLL BENEFITS	668219	EMPLOYEE BENEFIT SPECIALISTS,	FLEX BENEFIT	1,618.34	11/1/2007
PAYROLL BENEFITS	668240	I.B.E.W.	UNION DUES-IBEW	4,981.50	11/1/2007
PAYROLL BENEFITS	668241	IAFF, LOCAL 1186	INSURANCE - CANCER IAFF	43.90	11/1/2007
PAYROLL BENEFITS	668241	IAFF, LOCAL 1186	UNION DUES-IAFF	11,943.77	11/1/2007
PAYROLL BENEFITS	668278	PERS - PUBLIC EMPLOYEE RETIRE	PERS - REGULAR	674,361.52	11/1/2007
PAYROLL BENEFITS	668278	PERS - PUBLIC EMPLOYEE RETIRE	PERS - 1959 SURVIVOR	225.06	11/1/2007
PAYROLL BENEFITS	668278	PERS - PUBLIC EMPLOYEE RETIRE	PERS BUYBACK	323.94	11/1/2007
PAYROLL BENEFITS	668278	PERS - PUBLIC EMPLOYEE RETIRE	PERS - REGULAR	(0.02)	11/1/2007

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PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	LIFE INSURANCE	5,044.14	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	LIFE INSURANCE	19.60	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	ACC DEATH & DISMEMBERMENT	756.62	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	LONG TERM DISABILITY	11,574.35	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	SHORT-TERM DISABILITY	63.14	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	SHORT-TERM DISABILITY	64.64	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	SHORT-TERM DISABILITY	37.44	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	SHORT-TERM DISABILITY	64.64	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	SHORT-TERM DISABILITY	33.92	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	SHORT-TERM DISABILITY	64.64	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	SHORT-TERM DISABILITY	64.64	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	SHORT-TERM DISABILITY	64.64	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	SHORT-TERM DISABILITY	64.64	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	SHORT-TERM DISABILITY	64.64	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	SHORT-TERM DISABILITY	64.64	11/1/2007
PAYROLL BENEFITS	668282	RELIANCE STANDARD LIFE INS. CO	SHORT-TERM DISABILITY	64.64	11/1/2007
PAYROLL BENEFITS	668303	UNITED BEHAVIORAL HEALTH	EMPLOYEE ASSISTANCE PROG	2,475.30	11/1/2007
PAYROLL BENEFITS	668303	UNITED BEHAVIORAL HEALTH	EMPLOYEE ASSISTANCE PROG	388.00	11/1/2007
PAYROLL BENEFITS	668306	VALLEJO POLICE ASSOCIATION	UNION DUES-VPOA	17,637.21	11/1/2007
PAYROLL BENEFITS	668309	VISION SERVICE PLAN (CA)	VISION INSURANCE	14,183.91	11/1/2007
Sub total of:PAYROLL BENEFITS				746,788.40	
VRA ADMINISTRATION	668215	EAST BAY BUSINESS TIMES	DUES & PUBLICATIONS	84.00	11/1/2007
VRA ADMINISTRATION	668305	VALLEJO BUSINESS MACHINES	MISC. EXPENSES	63.00	11/1/2007
Sub total of:VRA ADMINISTRATION				147.00	
MERGED PROJECT AREAS	668262	MCI WORLDCOM CONFERENCING	OTHER PROFESSIONAL SERV	13.52	11/1/2007
Sub total of:MERGED PROJECT AREAS				13.52	
WATERFRONT DDA	668265	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	765.15	11/1/2007
WATERFRONT DDA	668265	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	862.02	11/1/2007
WATERFRONT DDA	668265	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	5,324.31	11/1/2007
Sub total of:WATERFRONT DDA				6,951.48	
Grand Total:				\$1,427,893.56	

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Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	668326	ALHAMBRA	OTHER SERVICES	629.76	11/7/2007
GENERAL FUND	668326	ALHAMBRA	OFFICE SUPPLIES	24.50	11/7/2007
GENERAL FUND	668330	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	32.16	11/7/2007
GENERAL FUND	668332	AMERICAN MESSAGING	RADIO R/M SERVICES	232.69	11/7/2007
GENERAL FUND	668335	ARAMARK UNIFORM SERVICES, INC	OTHER SUPPLIES	19.11	11/7/2007
GENERAL FUND	668339	AT&T INTERNET SERVICES INC	TELEPHONE & TELEGRAPH	296.66	11/7/2007
GENERAL FUND	668339	AT&T INTERNET SERVICES INC	TELECOMMUNICATIONS	296.67	11/7/2007
GENERAL FUND	668339	AT&T INTERNET SERVICES INC	TELECOMMUNICATIONS	296.67	11/7/2007
GENERAL FUND	668340	AT&T MOBILITY FKA CINGULAR WRI	TELECOMMUNICATIONS	5.99	11/7/2007
GENERAL FUND	668340	AT&T MOBILITY FKA CINGULAR WRI	TELECOMMUNICATIONS	5.99	11/7/2007
GENERAL FUND	668340	AT&T MOBILITY FKA CINGULAR WRI	TELECOMMUNICATIONS	687.92	11/7/2007
GENERAL FUND	668340	AT&T MOBILITY FKA CINGULAR WRI	TELECOMMUNICATIONS	333.42	11/7/2007
GENERAL FUND	668341	AUSSIE TOW SERVICE	OTHER SERVICES	275.00	11/7/2007
GENERAL FUND	668344	BARBER SIGN COMPANY INC.	OTHER SUPPLIES	245.65	11/7/2007
GENERAL FUND	668344	BARBER SIGN COMPANY INC.	OTHER SUPPLIES	166.43	11/7/2007
GENERAL FUND	668347	BAY TOWING	OTHER SERVICES	40.00	11/7/2007
GENERAL FUND	668348	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	83.75	11/7/2007
GENERAL FUND	668348	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	102.01	11/7/2007
GENERAL FUND	668348	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	59.06	11/7/2007
GENERAL FUND	668348	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	59.06	11/7/2007
GENERAL FUND	668348	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	102.00	11/7/2007
GENERAL FUND	668348	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	193.06	11/7/2007
GENERAL FUND	668348	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	89.07	11/7/2007
GENERAL FUND	668348	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	82.68	11/7/2007
GENERAL FUND	668348	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	95.56	11/7/2007
GENERAL FUND	668351	BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	988.45	11/7/2007
GENERAL FUND	668351	BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	26.98	11/7/2007
GENERAL FUND	668356	BRINKMAN MARINE, INC.	WATER RESCUE OPERATIONS	23.60	11/7/2007
GENERAL FUND	668360	C.H. BULL	OTHER SUPPLIES	2,502.37	11/7/2007
GENERAL FUND	668365	CALL ONE INC	TELEPHONE & TELEGRAPH	383.36	11/7/2007
GENERAL FUND	668366	CANON FINANCIAL SERVICES INC	MACHINERY & EQUIP RENTAL	2,205.58	11/7/2007
GENERAL FUND	668369	CHIEF SUPPLY CORP	FIELD EQUIPMENT	86.97	11/7/2007
GENERAL FUND	668369	CHIEF SUPPLY CORP	FIELD EQUIPMENT	34.95	11/7/2007
GENERAL FUND	668371	CLARK PEST CONTROL	BUILDING R & M SERVICES	69.00	11/7/2007
GENERAL FUND	668371	CLARK PEST CONTROL	BUILDING R & M SERVICES	90.00	11/7/2007
GENERAL FUND	668372	COLE SUPPLY INC	CLEANING SUPPLIES	12.18	11/7/2007
GENERAL FUND	668372	COLE SUPPLY INC	CLEANING SUPPLIES	73.48	11/7/2007
GENERAL FUND	668373	COMPLETE WELDER	OTHER PROFESSIONAL SERV	33.66	11/7/2007
GENERAL FUND	668373	COMPLETE WELDER	OTHER PROFESSIONAL SERV	45.20	11/7/2007
GENERAL FUND	668373	COMPLETE WELDER	OTHER PROFESSIONAL SERV	30.54	11/7/2007
GENERAL FUND	668376	CORPORATE-ONE	OFFICE SUPPLIES	179.04	11/7/2007
GENERAL FUND	668376	CORPORATE-ONE	OFFICE SUPPLIES	179.04	11/7/2007
GENERAL FUND	668376	CORPORATE-ONE	OFFICE SUPPLIES	179.04	11/7/2007
GENERAL FUND	668376	CORPORATE-ONE	OFFICE SUPPLIES	179.04	11/7/2007
GENERAL FUND	668376	CORPORATE-ONE	OFFICE SUPPLIES	30.43	11/7/2007
GENERAL FUND	668376	CORPORATE-ONE	OFFICE SUPPLIES	26.83	11/7/2007
GENERAL FUND	668376	CORPORATE-ONE	OFFICE SUPPLIES	149.20	11/7/2007
GENERAL FUND	668376	CORPORATE-ONE	MACHINERY & EQUIP RENTAL	22,085.48	11/7/2007
GENERAL FUND	668379	D & H LANDSCAPING	R/M VANDALISM	165.52	11/7/2007
GENERAL FUND	668379	D & H LANDSCAPING	R/M VANDALISM	291.35	11/7/2007
GENERAL FUND	668381	DAY WIRELESS SYSTEMS	EQUIPMENT R/M SERVICES	20.00	11/7/2007
GENERAL FUND	668381	DAY WIRELESS SYSTEMS	EQUIPMENT R/M SERVICES	20.00	11/7/2007
GENERAL FUND	668381	DAY WIRELESS SYSTEMS	EQUIPMENT R/M SERVICES	20.00	11/7/2007
GENERAL FUND	668381	DAY WIRELESS SYSTEMS	RADIO R/M SERVICES	1,441.00	11/7/2007

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GENERAL FUND	668447	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	36.21	11/7/2007
GENERAL FUND	668447	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	593.86	11/7/2007
GENERAL FUND	668447	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	178.37	11/7/2007
GENERAL FUND	668447	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	102.80	11/7/2007
GENERAL FUND	668447	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	217.61	11/7/2007
GENERAL FUND	668447	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	175.72	11/7/2007
GENERAL FUND	668447	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	193.08	11/7/2007
GENERAL FUND	668448	NFPA	OTHER SUPPLIES	279.29	11/7/2007
GENERAL FUND	668449	O'CONNOR LUMBER-ACE HARDWARE	OTHER SUPPLIES	7.51	11/7/2007
GENERAL FUND	668449	O'CONNOR LUMBER-ACE HARDWARE	SITE IMPROVEMENTS	167.16	11/7/2007
GENERAL FUND	668449	O'CONNOR LUMBER-ACE HARDWARE	SITE IMPROVEMENTS	31.13	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	106.29	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OTHER SUPPLIES	434.85	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	211.40	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	558.76	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	407.81	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	276.69	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	292.88	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	7.53	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	241.49	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	30.90	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	43.94	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	883.89	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	53.02	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	105.21	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	23.16	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	423.11	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	74.32	11/7/2007
GENERAL FUND	668450	OFFICE DEPOT	OFFICE SUPPLIES	67.64	11/7/2007
GENERAL FUND	668451	OFFICE OF THE DISTRICT ATTORNEY	OTHER PROFESSIONAL SERV	3,562.42	11/7/2007
GENERAL FUND	668454	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	8.52	11/7/2007
GENERAL FUND	668454	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	114.02	11/7/2007
GENERAL FUND	668454	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	9,687.46	11/7/2007
GENERAL FUND	668462	POWELL BROS. FEED & PET SUPPL	GENERAL R/M SUPPLIES	8.41	11/7/2007
GENERAL FUND	668462	POWELL BROS. FEED & PET SUPPL	GENERAL R/M SUPPLIES	11.15	11/7/2007
GENERAL FUND	668462	POWELL BROS. FEED & PET SUPPL	GENERAL R/M SUPPLIES	10.03	11/7/2007
GENERAL FUND	668466	RAY MORGAN COMPANY	MACHINERY & EQUIP RENTAL	976.69	11/7/2007
GENERAL FUND	668468	REEVES MANUFACTURING INC.	OTHER SUPPLIES	22.09	11/7/2007
GENERAL FUND	668469	RENNE SLOAN HOLTZMAN SAKAI LLC	OTHER PROFESSIONAL SERV	26,712.22	11/7/2007
GENERAL FUND	668473	ROCHESTER MIDLAND CORP	EQUIPMENT R/M SERVICES	81.81	11/7/2007
GENERAL FUND	668476	SATCOM GLOBAL FZE	TELEPHONE & TELEGRAPH	309.15	11/7/2007
GENERAL FUND	668480	SOLANO CTY SHERIFFS OFFICE	EQUIPMENT R/M SERVICES	13,223.68	11/7/2007
GENERAL FUND	668482	SOLANO INK & TONER	COMPUTER SUPPLIES	50.43	11/7/2007
GENERAL FUND	668482	SOLANO INK & TONER	COMPUTER SUPPLIES	16.10	11/7/2007
GENERAL FUND	668485	SPRINT	TELECOMMUNICATIONS	607.38	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	4,930.88	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	50.58	11/7/2007
GENERAL FUND	668484	SPRINT	TELEPHONE & TELEGRAPH	30.97	11/7/2007
GENERAL FUND	668484	SPRINT	TELEPHONE & TELEGRAPH	66.64	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	95.40	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	65.54	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	66.34	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	113.25	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	59.26	11/7/2007

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GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	48.62	11/7/2007
GENERAL FUND	668484	SPRINT	TELEPHONE & TELEGRAPH	69.54	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	59.81	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	69.29	11/7/2007
GENERAL FUND	668484	SPRINT	TELEPHONE & TELEGRAPH	65.54	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	65.54	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	60.59	11/7/2007
GENERAL FUND	668484	SPRINT	TELEPHONE & TELEGRAPH	65.54	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	95.40	11/7/2007
GENERAL FUND	668484	SPRINT	TELEPHONE & TELEGRAPH	60.59	11/7/2007
GENERAL FUND	668484	SPRINT	TELEPHONE & TELEGRAPH	60.54	11/7/2007
GENERAL FUND	668484	SPRINT	TELEPHONE & TELEGRAPH	60.59	11/7/2007
GENERAL FUND	668484	SPRINT	TELEPHONE & TELEGRAPH	60.59	11/7/2007
GENERAL FUND	668484	SPRINT	TELEPHONE & TELEGRAPH	30.59	11/7/2007
GENERAL FUND	668484	SPRINT	TELEPHONE & TELEGRAPH	60.59	11/7/2007
GENERAL FUND	668484	SPRINT	TELEPHONE & TELEGRAPH	82.02	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	28.30	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	57.64	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	59.26	11/7/2007
GENERAL FUND	668484	SPRINT	TELEPHONE & TELEGRAPH	37.41	11/7/2007
GENERAL FUND	668484	SPRINT	TELECOMMUNICATIONS	63.50	11/7/2007
GENERAL FUND	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	365.01	11/7/2007
GENERAL FUND	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	305.08	11/7/2007
GENERAL FUND	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	298.48	11/7/2007
GENERAL FUND	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	33.30	11/7/2007
GENERAL FUND	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	119.87	11/7/2007
GENERAL FUND	668493	THE COBBLERS	GENERAL R/M SUPPLIES	3,405.00	11/7/2007
GENERAL FUND	668497	TOSHIBA AMERICA INFO SYS INC	MACHINERY & EQUIP RENTAL	385.48	11/7/2007
GENERAL FUND	668497	TOSHIBA AMERICA INFO SYS INC	MACHINERY & EQUIP RENTAL	69.14	11/7/2007
GENERAL FUND	668497	TOSHIBA AMERICA INFO SYS INC	MACHINERY & EQUIP RENTAL	99.09	11/7/2007
GENERAL FUND	668500	TRUGREEN LANDCARE	GROUNDS R/M SERVICES	656.00	11/7/2007
GENERAL FUND	668501	TUGBOAT,INC.	SITE IMPROVEMENTS	803.40	11/7/2007
GENERAL FUND	668501	TUGBOAT,INC.	SITE IMPROVEMENTS	1,130.40	11/7/2007
GENERAL FUND	668502	UNITED PARCEL SERVICE	POSTAGE & MAILING	11.87	11/7/2007
GENERAL FUND	668502	UNITED PARCEL SERVICE	POSTAGE & MAILING	25.52	11/7/2007
GENERAL FUND	668506	VALLEJO GARBAGE SERVICE	GROUNDS R/M SERVICES	500.00	11/7/2007
GENERAL FUND	668506	VALLEJO GARBAGE SERVICE	GROUNDS R/M SERVICES	750.00	11/7/2007
GENERAL FUND	668506	VALLEJO GARBAGE SERVICE	GROUNDS R/M SERVICES	750.00	11/7/2007
GENERAL FUND	668506	VALLEJO GARBAGE SERVICE	OTHER SERVICES	20.00	11/7/2007
GENERAL FUND	668506	VALLEJO GARBAGE SERVICE	OTHER SERVICES	20.00	11/7/2007
GENERAL FUND	668506	VALLEJO GARBAGE SERVICE	OTHER SERVICES	20.00	11/7/2007
GENERAL FUND	668506	VALLEJO GARBAGE SERVICE	OTHER SERVICES	20.00	11/7/2007
GENERAL FUND	668506	VALLEJO GARBAGE SERVICE	OTHER SERVICES	40.00	11/7/2007
GENERAL FUND	668506	VALLEJO GARBAGE SERVICE	OTHER SERVICES	200.00	11/7/2007
GENERAL FUND	668507	VALLEJO GLASS COMPANY	OTHER SERVICES	160.00	11/7/2007
GENERAL FUND	668507	VALLEJO GLASS COMPANY	OTHER SERVICES	160.00	11/7/2007
GENERAL FUND	668513	WALSWORTH, FRANKLIN, BEVINS	LEGAL FEES	1,648.30	11/7/2007
Sub total of:GENERAL FUND				202,177.03	
COMMUNITY DEV BLOCK GRANT	668397	FEDERAL EXPRESS	POSTAGE & MAILING	25.53	11/7/2007
COMMUNITY DEV BLOCK GRANT	668471	REYNAISSANCE FAMILY CENTER	M: CONTINGENCY	39,591.42	11/7/2007
COMMUNITY DEV BLOCK GRANT	668508	VALLEJO NEIGHBORHOOD HOUSING	H: VNHS-REHAB LOANS	8,829.83	11/7/2007
COMMUNITY DEV BLOCK GRANT	668508	VALLEJO NEIGHBORHOOD HOUSING	H: VNHS-PAINT GRANTS	2,600.00	11/7/2007
COMMUNITY DEV BLOCK GRANT	668508	VALLEJO NEIGHBORHOOD HOUSING	H: VNHS-HOME BUYERS CLUB	4,028.43	11/7/2007

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COMMUNITY DEV BLOCK GRANT	668508	VALLEJO NEIGHBORHOOD HOUSING	H: VNHS-HOME BUYERS CLUB	5,782.53	11/7/2007
COMMUNITY DEV BLOCK GRANT	668508	VALLEJO NEIGHBORHOOD HOUSING	H: VNHS-FIRST TIME HOME	1,741.36	11/7/2007
Sub total of:COMMUNITY DEV BLOCK GRANT				62,599.10	
FEDERAL HOME PROGRAM	668508	VALLEJO NEIGHBORHOOD HOUSING	HOMEBUYER LOANS	4,833.52	11/7/2007
FEDERAL HOME PROGRAM	668508	VALLEJO NEIGHBORHOOD HOUSING	REHABILITATION LOANS	19,770.00	11/7/2007
Sub total of:FEDERAL HOME PROGRAM				24,603.52	
MARE ISLAND CFD 2002-1	668322	AC3	OTHER SERVICES	360.00	11/7/2007
MARE ISLAND CFD 2002-1	668322	AC3	OTHER SERVICES	360.00	11/7/2007
MARE ISLAND CFD 2002-1	668371	CLARK PEST CONTROL	OTHER SERVICES	63.00	11/7/2007
MARE ISLAND CFD 2002-1	668371	CLARK PEST CONTROL	OTHER SERVICES	84.00	11/7/2007
MARE ISLAND CFD 2002-1	668386	DIRECT LINE TELE RESPONSE	OTHER SERVICES	91.06	11/7/2007
MARE ISLAND CFD 2002-1	668419	ISLAND ENERGY	GAS & ELECTRICITY	18.66	11/7/2007
MARE ISLAND CFD 2002-1	668419	ISLAND ENERGY	GAS & ELECTRICITY	2,439.34	11/7/2007
MARE ISLAND CFD 2002-1	668419	ISLAND ENERGY	GAS & ELECTRICITY	1,066.04	11/7/2007
MARE ISLAND CFD 2002-1	668387	MISC ACCOUNTS PAYABLE	OTHER SERVICES	20.00	11/7/2007
MARE ISLAND CFD 2002-1	668447	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	20.59	11/7/2007
MARE ISLAND CFD 2002-1	668486	STATE BOARD OF EQUALIZATION	ESCA-DEDUCTIBLE	50.36	11/7/2007
MARE ISLAND CFD 2002-1	668492	TFS CAPITAL FUNDING	MACHINERY & EQUIP RENTAL	299.29	11/7/2007
Sub total of:MARE ISLAND CFD 2002-1				4,872.34	
HOUSING ADMINISTRATION	668370	CITY OF VALLEJO-WATER BILLING	WATER	198.85	11/7/2007
HOUSING ADMINISTRATION	668370	CITY OF VALLEJO-WATER BILLING	WATER	37.60	11/7/2007
HOUSING ADMINISTRATION	668376	CORPORATE-ONE	OFFICE SUPPLIES	41.52	11/7/2007
HOUSING ADMINISTRATION	668376	CORPORATE-ONE	OFFICE SUPPLIES	4.46	11/7/2007
HOUSING ADMINISTRATION	668376	CORPORATE-ONE	OFFICE SUPPLIES	(26.38)	11/7/2007
HOUSING ADMINISTRATION	668376	CORPORATE-ONE	OFFICE SUPPLIES	15.01	11/7/2007
HOUSING ADMINISTRATION	668376	CORPORATE-ONE	OFFICE SUPPLIES	8.79	11/7/2007
HOUSING ADMINISTRATION	668376	CORPORATE-ONE	OFFICE SUPPLIES	7.71	11/7/2007
HOUSING ADMINISTRATION	668376	CORPORATE-ONE	OFFICE SUPPLIES	181.98	11/7/2007
HOUSING ADMINISTRATION	668376	CORPORATE-ONE	OFFICE SUPPLIES	165.34	11/7/2007
HOUSING ADMINISTRATION	668376	CORPORATE-ONE	OFFICE SUPPLIES	7.83	11/7/2007
HOUSING ADMINISTRATION	668412	HOUSE OF ACTS	MISC. EXPENSES	150.00	11/7/2007
HOUSING ADMINISTRATION	668488	MISC ACCOUNTS PAYABLE	OTHER SERVICES	525.00	11/7/2007
HOUSING ADMINISTRATION	668319	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	275.30	11/7/2007
HOUSING ADMINISTRATION	668484	SPRINT	TELEPHONE & TELEGRAPH	67.53	11/7/2007
HOUSING ADMINISTRATION	668506	VALLEJO GARBAGE SERVICE	WASTE DISPOSAL	345.14	11/7/2007
Sub total of:HOUSING ADMINISTRATION				2,005.68	
OUTSIDE FUNDED SERVICES	668418	IPC (USA), INC	LENNAR - MARE ISLAND	187.78	11/7/2007
OUTSIDE FUNDED SERVICES	668418	IPC (USA), INC	LENNAR - MARE ISLAND	62.06	11/7/2007
Sub total of:OUTSIDE FUNDED SERVICES				249.84	
STATE GAS TAX	668368	CHAVEZ TRUCKING	SITE IMPROVEMENTS	6,150.00	11/7/2007
STATE GAS TAX	668374	CONSOLIDATED ELECTRICAL DIST.	ELECTRICAL SUPPLIES	118.54	11/7/2007
STATE GAS TAX	668406	GROENIGER & COMPANY	ELECTRICAL SUPPLIES	405.88	11/7/2007
STATE GAS TAX	668454	PACIFIC GAS & ELECTRIC-SACRAM	GAS & ELECTRICITY	7,749.39	11/7/2007
STATE GAS TAX	668454	PACIFIC GAS & ELECTRIC-SACRAM	GAS & ELECTRICITY	48,771.14	11/7/2007
Sub total of:STATE GAS TAX				63,194.95	

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SOLID WASTE DISPOSAL	668350	BOB'S TOW SERVICE	OTHER PROFESSIONAL SERV	349.18	11/7/2007
Sub total of:SOLID WASTE DISPOSAL				349.18	
HIDDENBROOKE COMM SVC DST	668379	D & H LANDSCAPING	R/M IRRIGATION	135.92	11/7/2007
HIDDENBROOKE COMM SVC DST	668379	D & H LANDSCAPING	R/M IRRIGATION	332.15	11/7/2007
Sub total of:HIDDENBROOKE COMM SVC DST				468.07	
ASSET SEIZURE PROGRAM	668404	MISC EMPLOYEE REIMBURSEMENT	POLICE-STATE CONFISCATED	459.21	11/7/2007
Sub total of:ASSET SEIZURE PROGRAM				459.21	
TRAFFIC OFFENDER VEH-VETO	668345	BAY AREA BARRICADE, INC	MISC EQUIPMENT	704.38	11/7/2007
TRAFFIC OFFENDER VEH-VETO	668383	DEPARTMENT ISSUE	MISC EQUIPMENT	2,296.75	11/7/2007
TRAFFIC OFFENDER VEH-VETO	668435	MARK E COFFMAN INVESTIGATIONS	OTHER PROFESSIONAL SERV	1,388.42	11/7/2007
TRAFFIC OFFENDER VEH-VETO	668380	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	724.80	11/7/2007
TRAFFIC OFFENDER VEH-VETO	668427	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	724.80	11/7/2007
TRAFFIC OFFENDER VEH-VETO	668403	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	724.80	11/7/2007
Sub total of:TRAFFIC OFFENDER VEH-VETO				6,563.95	
POLICE GRANT FUND	668395	FAIRFIELD POLICE DEPT	OTHER PROFESSIONAL SERV	912.15	11/7/2007
POLICE GRANT FUND	668423	MISC EMPLOYEE REIMBURSEMENT	OTHER PROFESSIONAL SERV	361.59	11/7/2007
Sub total of:POLICE GRANT FUND				1,273.74	
LANDSCAPE MAINT DIST-ADM	668385	DEPT OF PESTICIDE REGULATIONS	DUES & PUBLICATIONS	60.00	11/7/2007
LANDSCAPE MAINT DIST-ADM	668397	FEDERAL EXPRESS	POSTAGE & MAILING	63.62	11/7/2007
LANDSCAPE MAINT DIST-ADM	668447	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	338.46	11/7/2007
LANDSCAPE MAINT DIST-ADM	668484	SPRINT	TELEPHONE & TELEGRAPH	60.58	11/7/2007
LANDSCAPE MAINT DIST-ADM	668518	YES OF COURSE, INC	OTHER SUPPLIES	124.39	11/7/2007
Sub total of:LANDSCAPE MAINT DIST-ADM				647.05	
SANDPIPER POINT LMD	668379	D & H LANDSCAPING	R/M REHABILITATION	821.70	11/7/2007
SANDPIPER POINT LMD	668379	D & H LANDSCAPING	R/M REHABILITATION	711.29	11/7/2007
Sub total of:SANDPIPER POINT LMD				1,532.99	
TOWN & COUNTRY LMD	668442	MORGAN FENCE & AWNING CO	R/M VANDALISM	975.00	11/7/2007
Sub total of:TOWN & COUNTRY LMD				975.00	
GREENMONT/SEAPORT LMD	668500	TRUGREEN LANDCARE	GROUNDS R/M SERVICES	853.00	11/7/2007
Sub total of:GREENMONT/SEAPORT LMD				853.00	
SOMMERSET I & II LMD	668389	E-Z TREE	R/M REHABILITATION	275.00	11/7/2007
SOMMERSET I & II LMD	668500	TRUGREEN LANDCARE	GROUNDS R/M SERVICES	1,025.00	11/7/2007
Sub total of:SOMMERSET I & II LMD				1,300.00	
WOODRIDGE LMD	668379	D & H LANDSCAPING	R/M REHABILITATION	175.00	11/7/2007
WOODRIDGE LMD	668379	D & H LANDSCAPING	R/M REHABILITATION	175.00	11/7/2007
Sub total of:WOODRIDGE LMD				350.00	
SOMMERSET III LMD	668379	D & H LANDSCAPING	R/M VANDALISM	305.00	11/7/2007
SOMMERSET III LMD	668379	D & H LANDSCAPING	R/M VANDALISM	403.39	11/7/2007

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Sub total of:SOMMERSET III LMD				708.39	
N/E QUADRANT LMD	668379	D & H LANDSCAPING	R/M REHABILITATION	192.05	11/7/2007
N/E QUADRANT LMD	668379	D & H LANDSCAPING	R/M REHABILITATION	235.00	11/7/2007
N/E QUADRANT LMD	668379	D & H LANDSCAPING	R/M REHABILITATION	545.08	11/7/2007
N/E QUADRANT LMD	668379	D & H LANDSCAPING	R/M VANDALISM	213.09	11/7/2007
N/E QUADRANT LMD	668379	D & H LANDSCAPING	R/M VANDALISM	104.59	11/7/2007
N/E QUADRANT LMD	668379	D & H LANDSCAPING	R/M REHABILITATION	1,150.00	11/7/2007
Sub total of:N/E QUADRANT LMD				2,439.81	
GARTHE RANCH LMD	668379	D & H LANDSCAPING	R/M VANDALISM	300.00	11/7/2007
GARTHE RANCH LMD	668500	TRUGREEN LANDCARE	GROUND'S R/M SERVICES	7,078.00	11/7/2007
Sub total of:GARTHE RANCH LMD				7,378.00	
TOWN & COUNTRY II LMD	668389	E-Z TREE	GROUND'S R/M SERVICES	1,485.00	11/7/2007
Sub total of:TOWN & COUNTRY II LMD				1,485.00	
GLEN COVE III LMD	668379	D & H LANDSCAPING	R/M REHABILITATION	384.63	11/7/2007
GLEN COVE III LMD	668379	D & H LANDSCAPING	R/M REHABILITATION	135.00	11/7/2007
GLEN COVE III LMD	668379	D & H LANDSCAPING	R/M REHABILITATION	363.64	11/7/2007
GLEN COVE III LMD	668379	D & H LANDSCAPING	R/M REHABILITATION	300.00	11/7/2007
GLEN COVE III LMD	668379	D & H LANDSCAPING	R/M VANDALISM	211.37	11/7/2007
Sub total of:GLEN COVE III LMD				1,394.64	
MARINE WORLD LMD	668379	D & H LANDSCAPING	R/M VANDALISM	943.35	11/7/2007
Sub total of:MARINE WORLD LMD				943.35	
TRANSP. IMPACT MITIGATION	668444	MOUNTAIN PACIFIC SURVEYS	SITE IMPROVEMENTS	1,885.00	11/7/2007
Sub total of:TRANSP. IMPACT MITIGATION				1,885.00	
NORTHGATE BENEFIT #93-1	668487	STEINY & COMPANY INC	SITE IMPROVEMENTS	14,979.00	11/7/2007
Sub total of:NORTHGATE BENEFIT #93-1				14,979.00	
WATER	668324	ALAMEDA ELECTRIC DISTRIBUTOR	GENERAL R/M SUPPLIES	8.38	11/7/2007
WATER	668328	ALL-POINTS PETROLEUM PRODUCT	GENERAL R/M SUPPLIES	1,564.40	11/7/2007
WATER	668335	ARAMARK UNIFORM SERVICES, INC	OTHER SUPPLIES	52.69	11/7/2007
WATER	668335	ARAMARK UNIFORM SERVICES, INC	GENERAL R/M SUPPLIES	82.12	11/7/2007
WATER	668337	ASHBROOK SIMON HARTLEY OPS L	GENERAL R/M SUPPLIES	1,393.15	11/7/2007
WATER	668348	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	177.17	11/7/2007
WATER	668349	BELL PRODUCTS, INC.	GENERAL R/M SUPPLIES	1,910.97	11/7/2007
WATER	668373	COMPLETE WELDER	GENERAL R/M SUPPLIES	32.39	11/7/2007
WATER	668377	CRANE STATION	GENERAL R/M SUPPLIES	840.00	11/7/2007
WATER	668379	D & H LANDSCAPING	OTHER SERVICES	1,670.00	11/7/2007
WATER	668397	FEDERAL EXPRESS	POSTAGE & MAILING	20.02	11/7/2007
WATER	668401	GENERAL CHEMICAL PERFORMANC	CHEMICAL SUPPLIES	3,060.96	11/7/2007
WATER	668402	GENERAL PLUMBING SUPPLY CO IN	GENERAL R/M SUPPLIES	14.61	11/7/2007
WATER	668402	GENERAL PLUMBING SUPPLY CO IN	GENERAL R/M SUPPLIES	8.58	11/7/2007
WATER	668407	HACH COMPANY	CHEMICAL SUPPLIES	910.04	11/7/2007
WATER	668407	HACH COMPANY	CHEMICAL SUPPLIES	521.15	11/7/2007
WATER	668409	HARBOR FREIGHT TOOLS	OTHER SUPPLIES	81.56	11/7/2007

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WATER	668416	INDUSTRIAL SAFETY SUPPLY	MISC SUPPLIES	786.42	11/7/2007
WATER	668416	INDUSTRIAL SAFETY SUPPLY	MISC SUPPLIES	983.07	11/7/2007
WATER	668416	INDUSTRIAL SAFETY SUPPLY	MISC SUPPLIES	322.56	11/7/2007
WATER	668416	INDUSTRIAL SAFETY SUPPLY	MISC SUPPLIES	214.74	11/7/2007
WATER	668422	JEFFCO PAINTING & COATING INC	OTHER SERVICES	5,769.00	11/7/2007
WATER	668428	KELLY SERVICES INC	GENERAL R/M SUPPLIES	462.00	11/7/2007
WATER	668429	LAB SAFETY SUPPLY, INC.	MISC SUPPLIES	868.80	11/7/2007
WATER	668436	MARTIN DISTRIBUTING CO. INC.	GENERAL R/M SUPPLIES	123.37	11/7/2007
WATER	668437	MCDONOUGH, HOLLAND & ALLEN	OTHER PROFESSIONAL SERV	1,827.80	11/7/2007
WATER	668483	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	19.96	11/7/2007
WATER	668512	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	30.86	11/7/2007
WATER	668323	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	93.03	11/7/2007
WATER	668329	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	25.04	11/7/2007
WATER	668452	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	7.54	11/7/2007
WATER	668378	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	23.10	11/7/2007
WATER	668342	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	68.01	11/7/2007
WATER	668336	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	48.95	11/7/2007
WATER	668405	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	51.90	11/7/2007
WATER	668455	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	57.72	11/7/2007
WATER	668426	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	76.68	11/7/2007
WATER	668357	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	48.70	11/7/2007
WATER	668333	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	143.94	11/7/2007
WATER	668457	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	166.00	11/7/2007
WATER	668474	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	26.81	11/7/2007
WATER	668321	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	84.14	11/7/2007
WATER	668320	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	24.92	11/7/2007
WATER	668447	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	132.18	11/7/2007
WATER	668447	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	123.39	11/7/2007
WATER	668447	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	407.31	11/7/2007
WATER	668450	OFFICE DEPOT	CONSERVATION SUPPLIES	77.54	11/7/2007
WATER	668450	OFFICE DEPOT	GENERAL R/M SUPPLIES	67.62	11/7/2007
WATER	668450	OFFICE DEPOT	GENERAL R/M SUPPLIES	(19.32)	11/7/2007
WATER	668450	OFFICE DEPOT	OFFICE SUPPLIES	6.08	11/7/2007
WATER	668450	OFFICE DEPOT	CONSERVATION SUPPLIES	96.91	11/7/2007
WATER	668450	OFFICE DEPOT	OFFICE SUPPLIES	47.52	11/7/2007
WATER	668458	PIONEER AMERICAS, INC.	CHEMICAL SUPPLIES	1,573.96	11/7/2007
WATER	668459	PITNEY BOWES PURCHASE POWER	POSTAGE & MAILING	9.36	11/7/2007
WATER	668464	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	38.65	11/7/2007
WATER	668477	SETON IDENTIFICATION PRODUCTS	OTHER SUPPLIES	403.68	11/7/2007
WATER	668479	SIERRA CHEMICAL CO	CHEMICAL SUPPLIES	269.29	11/7/2007
WATER	668481	SOLANO CTY TAX COLLECTOR	TAXES	5.97	11/7/2007
WATER	668481	SOLANO CTY TAX COLLECTOR	TAXES	46.85	11/7/2007
WATER	668481	SOLANO CTY TAX COLLECTOR	TAXES	56.78	11/7/2007
WATER	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	81.94	11/7/2007
WATER	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	219.51	11/7/2007
WATER	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	96.19	11/7/2007
WATER	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	130.44	11/7/2007
WATER	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	106.61	11/7/2007
WATER	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	583.77	11/7/2007
WATER	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	100.98	11/7/2007
WATER	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	257.08	11/7/2007
WATER	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	384.79	11/7/2007
WATER	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	297.28	11/7/2007
WATER	668490	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	125.98	11/7/2007

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WATER	668503	UVP, INC.	LABORATORY SERVICES	50.93	11/7/2007
WATER	668511	W W GRAINGER INC.	MISC SUPPLIES	78.34	11/7/2007
WATER	668511	W W GRAINGER INC.	MISC SUPPLIES	424.24	11/7/2007
WATER	668515	WHEELER-SONOMA PRINTERS	PRINTING & BINDING	269.51	11/7/2007
Sub total of:WATER				31,254.61	
TRAVIS WATER OPERATING	668409	HARBOR FREIGHT TOOLS	GENERAL R/M SUPPLIES	35.42	11/7/2007
TRAVIS WATER OPERATING	668415	IN USA INC	GENERAL R/M SUPPLIES	290.71	11/7/2007
TRAVIS WATER OPERATING	668464	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	9.66	11/7/2007
TRAVIS WATER OPERATING	668470	REXEL NORÇAL VALLEY INC.	GENERAL R/M SUPPLIES	213.90	11/7/2007
TRAVIS WATER OPERATING	668489	STEVEN ENGINEERING	GENERAL R/M SUPPLIES	917.45	11/7/2007
TRAVIS WATER OPERATING	668503	UVP, INC.	LABORATORY SERVICES	50.93	11/7/2007
Sub total of:TRAVIS WATER OPERATING				1,518.07	
GREEN VALLEY/CURRY LAKES	668382	DELTA CONSERVATION CAMP CDF	GROUND'S R/M SERVICES	1,100.00	11/7/2007
GREEN VALLEY/CURRY LAKES	668464	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	32.21	11/7/2007
GREEN VALLEY/CURRY LAKES	668481	SOLANO CTY TAX COLLECTOR	TAXES	389.17	11/7/2007
GREEN VALLEY/CURRY LAKES	668481	SOLANO CTY TAX COLLECTOR	TAXES	160.64	11/7/2007
GREEN VALLEY/CURRY LAKES	668481	SOLANO CTY TAX COLLECTOR	TAXES	21.79	11/7/2007
GREEN VALLEY/CURRY LAKES	668481	SOLANO CTY TAX COLLECTOR	TAXES	178.81	11/7/2007
GREEN VALLEY/CURRY LAKES	668481	SOLANO CTY TAX COLLECTOR	TAXES	23.62	11/7/2007
GREEN VALLEY/CURRY LAKES	668481	SOLANO CTY TAX COLLECTOR	TAXES	61.81	11/7/2007
GREEN VALLEY/CURRY LAKES	668481	SOLANO CTY TAX COLLECTOR	TAXES	18.15	11/7/2007
GREEN VALLEY/CURRY LAKES	668481	SOLANO CTY TAX COLLECTOR	TAXES	126.56	11/7/2007
GREEN VALLEY/CURRY LAKES	668481	SOLANO CTY TAX COLLECTOR	TAXES	233.36	11/7/2007
GREEN VALLEY/CURRY LAKES	668481	SOLANO CTY TAX COLLECTOR	TAXES	115.15	11/7/2007
GREEN VALLEY/CURRY LAKES	668481	SOLANO CTY TAX COLLECTOR	TAXES	6.04	11/7/2007
GREEN VALLEY/CURRY LAKES	668503	UVP, INC.	LABORATORY SERVICES	50.93	11/7/2007
Sub total of:GREEN VALLEY/CURRY LAKES				2,518.24	
WATER FAC TAX/CONNECT FEE	668520	3-G WELDING AND FABRICATION	FLEMING HILL WTP UPGRADES	16,395.43	11/7/2007
WATER FAC TAX/CONNECT FEE	668367	CAROLLO ENGINEERS	HWY 12-JMSN CNYN-PIPE RLC	8,772.60	11/7/2007
WATER FAC TAX/CONNECT FEE	668402	GENERAL PLUMBING SUPPLY CO IN	FLEMING HILL WTP UPGRADES	305.83	11/7/2007
WATER FAC TAX/CONNECT FEE	668438	MCMaster-CARR SUPPLY COMPAN	FLEMING HILL WTP UPGRADES	619.09	11/7/2007
WATER FAC TAX/CONNECT FEE	668441	MOORE TRUCK LINES	FLEMING HILL WTP UPGRADES	294.52	11/7/2007
WATER FAC TAX/CONNECT FEE	668460	PLATT ELECTRIC SUPPLY, INC	FLEMING HILL WTP UPGRADES	467.70	11/7/2007
WATER FAC TAX/CONNECT FEE	668460	PLATT ELECTRIC SUPPLY, INC	FLEMING HILL WTP UPGRADES	267.32	11/7/2007
WATER FAC TAX/CONNECT FEE	668460	PLATT ELECTRIC SUPPLY, INC	FLEMING HILL WTP UPGRADES	484.30	11/7/2007
WATER FAC TAX/CONNECT FEE	668460	PLATT ELECTRIC SUPPLY, INC	FLEMING HILL WTP UPGRADES	94.82	11/7/2007
WATER FAC TAX/CONNECT FEE	668460	PLATT ELECTRIC SUPPLY, INC	FLEMING HILL WTP UPGRADES	1,946.57	11/7/2007
WATER FAC TAX/CONNECT FEE	668460	PLATT ELECTRIC SUPPLY, INC	FLEMING HILL WTP UPGRADES	622.78	11/7/2007
WATER FAC TAX/CONNECT FEE	668460	PLATT ELECTRIC SUPPLY, INC	FLEMING HILL WTP UPGRADES	93.35	11/7/2007
Sub total of:WATER FAC TAX/CONNECT FEE				30,364.31	
TRAVIS CAPITAL EQ RESERVE	668517	WINZLER & KELLY CONSULTING EN	TRAVIS-BACK AVE PUMP STA	11,462.13	11/7/2007
Sub total of:TRAVIS CAPITAL EQ RESERVE				11,462.13	
MARINA	668375	CONTINENTAL SECURITY SERVICES	SECURITY SERVICES	2,840.13	11/7/2007
MARINA	668375	CONTINENTAL SECURITY SERVICES	SECURITY SERVICES	1,370.80	11/7/2007
MARINA	668376	CORPORATE-ONE	OFFICE SUPPLIES	47.21	11/7/2007
MARINA	668421	JAMES HAUSSENER-PETTY CASH	POSTAGE & MAILING	6.30	11/7/2007

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Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
MARINA	668421	JAMES HAUSSNER-PETTY CASH	BUILDING MATERIALS	2.36	11/7/2007
MARINA	668421	JAMES HAUSSNER-PETTY CASH	BUILDING MATERIALS	13.94	11/7/2007
MARINA	668421	JAMES HAUSSNER-PETTY CASH	BUILDING MATERIALS	10.55	11/7/2007
MARINA	668421	JAMES HAUSSNER-PETTY CASH	BUILDING MATERIALS	27.06	11/7/2007
MARINA	668421	JAMES HAUSSNER-PETTY CASH	BUILDING MATERIALS	6.40	11/7/2007
MARINA	668421	JAMES HAUSSNER-PETTY CASH	BUILDING MATERIALS	1.81	11/7/2007
MARINA	668421	JAMES HAUSSNER-PETTY CASH	POSTAGE & MAILING	15.63	11/7/2007
MARINA	668421	JAMES HAUSSNER-PETTY CASH	BUILDING MATERIALS	12.85	11/7/2007
MARINA	668421	JAMES HAUSSNER-PETTY CASH	PRINTING & BINDING	18.46	11/7/2007
MARINA	668421	JAMES HAUSSNER-PETTY CASH	BUILDING MATERIALS	9.66	11/7/2007
MARINA	668421	JAMES HAUSSNER-PETTY CASH	BUILDING MATERIALS	15.01	11/7/2007
MARINA	668436	MARTIN DISTRIBUTING CO. INC.	CLEANING SUPPLIES	412.57	11/7/2007
MARINA	668447	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	156.30	11/7/2007
MARINA	668449	O'CONNOR LUMBER-ACE HARDWARE	GENERAL R/M SUPPLIES	42.91	11/7/2007
MARINA	668449	O'CONNOR LUMBER-ACE HARDWARE	GENERAL R/M SUPPLIES	35.92	11/7/2007
MARINA	668475	ROTO-ROOTER, INC.	BUILDING R & M SERVICES	174.75	11/7/2007
MARINA	668494	THE LOG	PUBLICITY & ADVERTISING	2,045.00	11/7/2007
MARINA	668495	TIMES-HERALD	PUBLICITY & ADVERTISING	21.27	11/7/2007
MARINA	668496	TOP BRASS BUILDING SERVICES	CLEANING & JANITORIAL	695.00	11/7/2007
MARINA	668514	WESTAFF	OTHER SERVICES	1,823.51	11/7/2007
MARINA	668514	WESTAFF	OTHER SERVICES	128.48	11/7/2007
MARINA	668514	WESTAFF	OTHER SERVICES	1,293.76	11/7/2007
MARINA	668514	WESTAFF	OTHER SERVICES	583.20	11/7/2007
Sub total of:MARINA				11,810.84	
LOCAL TRANSPORTATION	668325	ALEXA CASTLE	PUBLICITY & ADVERTISING	60.00	11/7/2007
LOCAL TRANSPORTATION	668355	BRINK'S INC.	SECURITY SERVICES	314.84	11/7/2007
LOCAL TRANSPORTATION	668361	CA TRANSIT ASSOCIATION	DUES & PUBLICATIONS	7,289.00	11/7/2007
LOCAL TRANSPORTATION	668364	CALIFORNIA SECURITY	OTHER SERVICES	35.00	11/7/2007
LOCAL TRANSPORTATION	668396	FAST FERRY MANAGEMENT, INC	SITE IMPROVEMENTS	10,290.16	11/7/2007
LOCAL TRANSPORTATION	668397	FEDERAL EXPRESS	OTHER PROFESSIONAL SERV	22.27	11/7/2007
LOCAL TRANSPORTATION	668397	FEDERAL EXPRESS	OTHER PROFESSIONAL SERV	37.73	11/7/2007
LOCAL TRANSPORTATION	668397	FEDERAL EXPRESS	OTHER PROFESSIONAL SERV	16.53	11/7/2007
LOCAL TRANSPORTATION	668397	FEDERAL EXPRESS	OTHER PROFESSIONAL SERV	53.24	11/7/2007
LOCAL TRANSPORTATION	668397	FEDERAL EXPRESS	OTHER PROFESSIONAL SERV	55.63	11/7/2007
LOCAL TRANSPORTATION	668397	FEDERAL EXPRESS	OTHER PROFESSIONAL SERV	24.74	11/7/2007
LOCAL TRANSPORTATION	668397	FEDERAL EXPRESS	OTHER PROFESSIONAL SERV	21.09	11/7/2007
LOCAL TRANSPORTATION	668397	FEDERAL EXPRESS	OTHER PROFESSIONAL SERV	21.09	11/7/2007
LOCAL TRANSPORTATION	668410	HAYES SUPPLY CO. INC.	CLEANING & JANITORIAL	141.31	11/7/2007
LOCAL TRANSPORTATION	668418	IPC (USA), INC	PUR TRANSP-PARATRANSIT	832.10	11/7/2007
LOCAL TRANSPORTATION	668418	IPC (USA), INC	PUR TRANSP-PARATRANSIT	807.08	11/7/2007
LOCAL TRANSPORTATION	668433	LIBERTY TRANSIT INC	SCRIPS PAYMENTS -TAXI	1,933.00	11/7/2007
LOCAL TRANSPORTATION	668445	NELSON NYGAARD CONSULTING	APPRAISAL & CONSULT SVCS	12,547.50	11/7/2007
LOCAL TRANSPORTATION	668445	NELSON NYGAARD CONSULTING	APPRAISAL & CONSULT SVCS	8,077.00	11/7/2007
LOCAL TRANSPORTATION	668445	NELSON NYGAARD CONSULTING	APPRAISAL & CONSULT SVCS	15,215.18	11/7/2007
LOCAL TRANSPORTATION	668447	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	279.36	11/7/2007
LOCAL TRANSPORTATION	668447	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	279.74	11/7/2007
LOCAL TRANSPORTATION	668461	PORT OF SAN FRANCISCO	LEASE EXP/DOCKAGE FEES	485.00	11/7/2007
LOCAL TRANSPORTATION	668461	PORT OF SAN FRANCISCO	LEASE EXP/DOCKAGE FEES	2,464.68	11/7/2007
LOCAL TRANSPORTATION	668465	PREMIER SOUTHERN TICKET	FERRY TICKET OFFICE	578.50	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	7,713.00	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	6,290.64	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	6,605.30	11/7/2007

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LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	5,014.09	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	6,618.09	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	6,144.82	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	11,202.40	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	3,793.83	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	11,409.61	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	1,857.27	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	13,846.74	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	5,468.42	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	9,112.29	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	6,506.93	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	4,424.71	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	4,617.32	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	6,832.27	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	6,506.93	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	5,036.36	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,082.06	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	9,284.08	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	2,251.40	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	9,960.80	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	9,072.51	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	18,708.73	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	18,733.82	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	19,869.40	11/7/2007
LOCAL TRANSPORTATION	668467	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	3,667.07	11/7/2007
LOCAL TRANSPORTATION	668484	SPRINT	TELEPHONE & TELEGRAPH	103.42	11/7/2007
LOCAL TRANSPORTATION	668504	VALLEJO CHAMBER OF COMMERCE	DUES & PUBLICATIONS	982.00	11/7/2007
LOCAL TRANSPORTATION	668510	VETERANS CORP/YELLOW CAB CO	SCRIPS PAYMENTS -TAXI	1,350.00	11/7/2007
LOCAL TRANSPORTATION	668510	VETERANS CORP/YELLOW CAB CO	SCRIPS PAYMENTS -TAXI	1,500.00	11/7/2007
Sub total of:LOCAL TRANSPORTATION				298,448.08	
TRANSPORTATION - CAPITAL	668352	BPXPRESS	FIX GUIDEWAY CONNECTORS	2,113.09	11/7/2007
TRANSPORTATION - CAPITAL	668396	FAST FERRY MANAGEMENT, INC	FIX GUIDEWAY CONNECTORS	1,525.00	11/7/2007
TRANSPORTATION - CAPITAL	668396	FAST FERRY MANAGEMENT, INC	SITE IMPROVEMENTS	700.00	11/7/2007
TRANSPORTATION - CAPITAL	668437	MCDONOUGH, HOLLAND & ALLEN	FIX GUIDEWAY CONNECTORS	93.60	11/7/2007
Sub total of:TRANSPORTATION - CAPITAL				4,431.69	
CORPORATION SHOP	668519	1-800-RADIATOR	VEHICLE SUPPLIES	304.81	11/7/2007
CORPORATION SHOP	668327	ALL STAR GLASS, INC	OTHER SERVICES	223.36	11/7/2007
CORPORATION SHOP	668327	ALL STAR GLASS, INC	OTHER SERVICES	255.14	11/7/2007
CORPORATION SHOP	668328	ALL-POINTS PETROLEUM PRODUCT	FUEL & LUBE SUPPLIES	1,321.21	11/7/2007
CORPORATION SHOP	668328	ALL-POINTS PETROLEUM PRODUCT	FUEL & LUBE SUPPLIES	98.47	11/7/2007
CORPORATION SHOP	668328	ALL-POINTS PETROLEUM PRODUCT	FUEL & LUBE SUPPLIES	548.83	11/7/2007
CORPORATION SHOP	668331	ALTERNATORS VALLEJO	VEHICLE SUPPLIES	214.74	11/7/2007
CORPORATION SHOP	668343	BAR 90 SUPPLY	GENERAL R/M SUPPLIES	196.26	11/7/2007
CORPORATION SHOP	668346	BAY COUNTIES WELDING SUPPLY	SMALL TOOL & INSTRUMENTS	54.01	11/7/2007
CORPORATION SHOP	668353	BRANNON TIRE	VEHICLE SUPPLIES	256.04	11/7/2007
CORPORATION SHOP	668353	BRANNON TIRE	VEHICLE SUPPLIES	874.33	11/7/2007
CORPORATION SHOP	668358	BUCHANAN AUTO ELECTRIC INC.	VEHICLE SUPPLIES	534.86	11/7/2007
CORPORATION SHOP	668358	BUCHANAN AUTO ELECTRIC INC.	VEHICLE SUPPLIES	1,036.98	11/7/2007
CORPORATION SHOP	668359	BURTON'S FIRE, INC.	VEHICLE SUPPLIES	88.63	11/7/2007
CORPORATION SHOP	668359	BURTON'S FIRE, INC.	VEHICLE SUPPLIES	134.31	11/7/2007
CORPORATION SHOP	668362	CALIFORNIA AUTO TINTING	VEHICLE SUPPLIES	170.00	11/7/2007

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CORPORATION SHOP	668363	CALIFORNIA GLASS OF VALLEJO	VEHICLE SUPPLIES	10.74	11/7/2007
CORPORATION SHOP	668384	DEPENDABLE TIRE SOLUTIONS/	VEHICLE SUPPLIES	185.25	11/7/2007
CORPORATION SHOP	668409	HARBOR FREIGHT TOOLS	SMALL TOOL & INSTRUMENTS	32.20	11/7/2007
CORPORATION SHOP	668409	HARBOR FREIGHT TOOLS	SMALL TOOL & INSTRUMENTS	21.46	11/7/2007
CORPORATION SHOP	668409	HARBOR FREIGHT TOOLS	GENERAL R/M SUPPLIES	32.03	11/7/2007
CORPORATION SHOP	668411	HI-TECH E V S, INC	VEHICLE SUPPLIES	1,021.92	11/7/2007
CORPORATION SHOP	668418	IPC (USA), INC	FUEL & LUBE SUPPLIES	24,041.89	11/7/2007
CORPORATION SHOP	668418	IPC (USA), INC	FUEL & LUBE SUPPLIES	24,099.38	11/7/2007
CORPORATION SHOP	668431	LEHR AUTO ELECTRIC	VEHICLE SUPPLIES	37.82	11/7/2007
CORPORATION SHOP	668431	LEHR AUTO ELECTRIC	ELECTRICAL SUPPLIES	76.68	11/7/2007
CORPORATION SHOP	668431	LEHR AUTO ELECTRIC	ELECTRICAL SUPPLIES	184.94	11/7/2007
CORPORATION SHOP	668431	LEHR AUTO ELECTRIC	VEHICLE SUPPLIES	348.81	11/7/2007
CORPORATION SHOP	668431	LEHR AUTO ELECTRIC	ELECTRICAL SUPPLIES	352.80	11/7/2007
CORPORATION SHOP	668434	LIPPINCOTT SUPPLY CO INC	VEHICLE SUPPLIES	29.31	11/7/2007
CORPORATION SHOP	668443	MOTOROLA INC	ELECTRICAL SUPPLIES	305.51	11/7/2007
CORPORATION SHOP	668447	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	62.71	11/7/2007
CORPORATION SHOP	668453	ORCHARD SUPPLY HARDWARE	SMALL TOOL & INSTRUMENTS	277.67	11/7/2007
CORPORATION SHOP	668463	POWER PLAN	VEHICLE SUPPLIES	227.58	11/7/2007
CORPORATION SHOP	668463	POWER PLAN	VEHICLE SUPPLIES	53.07	11/7/2007
CORPORATION SHOP	668463	POWER PLAN	VEHICLE SUPPLIES	24.80	11/7/2007
CORPORATION SHOP	668478	SGS TESTCOM INC	EQUIPMENT R/M SERVICES	35.14	11/7/2007
CORPORATION SHOP	668491	TEM AUTO PARTS, NAPA	VEHICLE SUPPLIES	139.18	11/7/2007
CORPORATION SHOP	668491	TEM AUTO PARTS, NAPA	VEHICLE SUPPLIES	744.40	11/7/2007
CORPORATION SHOP	668491	TEM AUTO PARTS, NAPA	VEHICLE SUPPLIES	71.83	11/7/2007
CORPORATION SHOP	668491	TEM AUTO PARTS, NAPA	VEHICLE SUPPLIES	300.85	11/7/2007
CORPORATION SHOP	668498	TOYOTA VALLEJO	VEHICLE SUPPLIES	86.37	11/7/2007
CORPORATION SHOP	668499	TRANSMISSION DISCOUNT	VEHICLE SUPPLIES	1,350.05	11/7/2007
CORPORATION SHOP	668502	UNITED PARCEL SERVICE	OTHER SERVICES	17.38	11/7/2007
CORPORATION SHOP	668505	VALLEJO FIRE EXTINGUISHER	VEHICLE SUPPLIES	208.92	11/7/2007
CORPORATION SHOP	668511	W W GRAINGER INC.	SMALL TOOL & INSTRUMENTS	23.61	11/7/2007
CORPORATION SHOP	668516	WILSON CORNELIUS FORD	VEHICLE SUPPLIES	1,626.11	11/7/2007
CORPORATION SHOP	668516	WILSON CORNELIUS FORD	VEHICLE SUPPLIES	163.73	11/7/2007
Sub total of:CORPORATION SHOP				62,506.12	
EQUIPMENT REPLACEMENT	668516	WILSON CORNELIUS FORD	AUTO EQUIP ACQUISITIONS	64,269.08	11/7/2007
EQUIPMENT REPLACEMENT	668516	WILSON CORNELIUS FORD	AUTO EQUIP ACQUISITIONS	55.00	11/7/2007
Sub total of:EQUIPMENT REPLACEMENT				64,324.08	
VRA ADMINISTRATION	668484	SPRINT	TELEPHONE & TELEGRAPH	95.40	11/7/2007
VRA ADMINISTRATION	668484	SPRINT	TELEPHONE & TELEGRAPH	60.58	11/7/2007
VRA ADMINISTRATION	668484	SPRINT	TELEPHONE & TELEGRAPH	81.00	11/7/2007
Sub total of:VRA ADMINISTRATION				236.98	
VRA-AFFORDABLE HOUSING	668437	MCDONOUGH, HOLLAND & ALLEN	LEGAL FEES	1,381.64	11/7/2007
Sub total of:VRA-AFFORDABLE HOUSING				1,381.64	
Grand Total:				\$925,944.63	

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Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
CAPITAL OUTLAY FUND	668525	NORTH BAY CONSTRUCTION, INC.	SITE IMPROVEMENTS	21,616.67	11/15/2007
Sub total of:CAPITAL OUTLAY FUND				21,616.67	
NORTHGATE BENEFIT #93-1	668525	NORTH BAY CONSTRUCTION, INC.	SITE IMPROVEMENTS	11,556.65	11/15/2007
Sub total of:NORTHGATE BENEFIT #93-1				11,556.65	
NORTHGATE FEE DIST #94-1	668525	NORTH BAY CONSTRUCTION, INC.	OTHER PROFESSIONAL SERV	158,438.57	11/15/2007
NORTHGATE FEE DIST #94-1	668525	NORTH BAY CONSTRUCTION, INC.	SITE IMPROVEMENTS	311,963.38	11/15/2007
Sub total of:NORTHGATE FEE DIST #94-1				470,401.95	
NEQ 2003-1 IMP BOND	668525	NORTH BAY CONSTRUCTION, INC.	SITE IMPROVEMENTS	274,634.66	11/15/2007
Sub total of:NEQ 2003-1 IMP BOND				274,634.66	
PAYROLL BENEFITS	668521	CAMP ASSOCIATION OF VALLEJO	UNION DUES - CAMP	495.00	11/15/2007
PAYROLL BENEFITS	668522	EMPLOYEE BENEFIT SPECIALISTS,	FLEX BENEFIT	1,410.01	11/15/2007
PAYROLL BENEFITS	668523	I.B.E.W.	UNION DUES-IBEW	4,940.50	11/15/2007
PAYROLL BENEFITS	668524	IAFF, LOCAL 1186	INSURANCE - CANCER IAFF	43.90	11/15/2007
PAYROLL BENEFITS	668524	IAFF, LOCAL 1186	UNION DUES-IAFF	11,943.77	11/15/2007
PAYROLL BENEFITS	668526	PERS - PUBLIC EMPLOYEE RETIRE	PERS - REGULAR	662,692.49	11/15/2007
PAYROLL BENEFITS	668526	PERS - PUBLIC EMPLOYEE RETIRE	PERS - 1959 SURVIVOR	225.06	11/15/2007
PAYROLL BENEFITS	668526	PERS - PUBLIC EMPLOYEE RETIRE	PERS BUYBACK	323.94	11/15/2007
PAYROLL BENEFITS	668526	PERS - PUBLIC EMPLOYEE RETIRE	PERS - REGULAR	(0.05)	11/15/2007
PAYROLL BENEFITS	668527	VALLEJO POLICE ASSOCIATION	UNION DUES-VPOA	17,637.21	11/15/2007
Sub total of:PAYROLL BENEFITS				699,711.83	
Grand Total:				\$1,477,921.76	

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CA DEPT-CORECTN/REHAB GRT	668528	FIGHTING BACK PARTNERSHIP	OTHER PROFESSIONAL SERV	8,500.61	11/19/2007
CA DEPT-CORECTN/REHAB GRT	668528	FIGHTING BACK PARTNERSHIP	OTHER SERVICES	14,870.35	11/19/2007
CA DEPT-CORECTN/REHAB GRT	668528	FIGHTING BACK PARTNERSHIP		1,662.71	11/19/2007
CA DEPT-CORECTN/REHAB GRT	668528	FIGHTING BACK PARTNERSHIP	MISC. EXPENSES	118.88	11/19/2007
Sub total of:CA DEPT-CORECTN/REHAB GRT				25,152.55	
Grand Total:				\$25,152.55	

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Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	668530	A-1 HOUR PHOTO AND PORTRAIT	PHOTO & AUDIO SUPPLIES	51.96	11/21/2007
GENERAL FUND	668531	ABOVE ALL COMMUNICATIONS INC	OTHER PROFESSIONAL SERV	854.00	11/21/2007
GENERAL FUND	668531	ABOVE ALL COMMUNICATIONS INC	OTHER PROFESSIONAL SERV	426.00	11/21/2007
GENERAL FUND	668532	ACCOUNTEMPS	OTHER PROFESSIONAL SERV	1,547.70	11/21/2007
GENERAL FUND	668532	ACCOUNTEMPS	OTHER PROFESSIONAL SERV	1,800.00	11/21/2007
GENERAL FUND	668532	ACCOUNTEMPS	OTHER PROFESSIONAL SERV	1,800.00	11/21/2007
GENERAL FUND	668532	ACCOUNTEMPS	OTHER PROFESSIONAL SERV	1,276.35	11/21/2007
GENERAL FUND	668533	ACTION REPRO SYSTEMS	OTHER SUPPLIES	429.50	11/21/2007
GENERAL FUND	668534	ACU PRINTING & PUBLISHING	OTHER SUPPLIES	255.18	11/21/2007
GENERAL FUND	668537	ADAMSON POLICE PRODUCTS	CLOTHING & UNIFORMS	203.63	11/21/2007
GENERAL FUND	668537	ADAMSON POLICE PRODUCTS	AMMUNITION	295.28	11/21/2007
GENERAL FUND	668540	ALAN KROPP AND ASSOC	DEPOSITS-DEVELOPERS	512.25	11/21/2007
GENERAL FUND	668541	ALHAMBRA	OFFICE SUPPLIES	12.25	11/21/2007
GENERAL FUND	668541	ALHAMBRA	OTHER PROFESSIONAL SERV	37.25	11/21/2007
GENERAL FUND	668541	ALHAMBRA	OTHER SERVICES	398.18	11/21/2007
GENERAL FUND	668543	ALLSTAR APPLIANCE SERVICE	OTHER SERVICES	150.71	11/21/2007
GENERAL FUND	668544	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	54.00	11/21/2007
GENERAL FUND	668544	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	24.64	11/21/2007
GENERAL FUND	668544	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	(1.35)	11/21/2007
GENERAL FUND	668553	ARIES RESEARCH INC	OTHER PROFESSIONAL SERV	380.00	11/21/2007
GENERAL FUND	668554	ARMENTA MANAGEMENT CONSULT	OTHER PROFESSIONAL SERV	3,850.00	11/21/2007
GENERAL FUND	668554	ARMENTA MANAGEMENT CONSULT	OTHER PROFESSIONAL SERV	3,630.00	11/21/2007
GENERAL FUND	668556	AT & T	TELECOMMUNICATIONS	40.06	11/21/2007
GENERAL FUND	668557	AT&T PAYMENT CENTER	TELEPHONE & TELEGRAPH	313.26	11/21/2007
GENERAL FUND	668557	AT&T PAYMENT CENTER	TELECOMMUNICATIONS	313.26	11/21/2007
GENERAL FUND	668557	AT&T PAYMENT CENTER	TELECOMMUNICATIONS	313.26	11/21/2007
GENERAL FUND	668558	AT&T WIRELESS SERVICES	TELEPHONE & TELEGRAPH	665.56	11/21/2007
GENERAL FUND	668561	BARBER SIGN COMPANY INC.	OTHER SERVICES	32.21	11/21/2007
GENERAL FUND	668561	BARBER SIGN COMPANY INC.	OTHER SERVICES	360.78	11/21/2007
GENERAL FUND	668562	BAUER COMPRESSORS	OTHER R/M SUPPLIES	2,025.00	11/21/2007
GENERAL FUND	668565	BAYLIES, BRIAN F.	OFFICE SPACE RENT	4,484.00	11/21/2007
GENERAL FUND	668570	BEST LANDSCAPING & DESIGN	GROUNDS R/M SERVICES	200.00	11/21/2007
GENERAL FUND	668573	BOB'S TOW SERVICE	OTHER SERVICES	3,350.00	11/21/2007
GENERAL FUND	668573	BOB'S TOW SERVICE	OTHER SERVICES	120.00	11/21/2007
GENERAL FUND	668573	BOB'S TOW SERVICE	OTHER SERVICES	25.00	11/21/2007
GENERAL FUND	668573	BOB'S TOW SERVICE	OTHER SERVICES	25.00	11/21/2007
GENERAL FUND	668573	BOB'S TOW SERVICE	OTHER SERVICES	25.00	11/21/2007
GENERAL FUND	668576	BOUND TREE MEDICAL, LLC	SITE IMPROVEMENTS	2,849.57	11/21/2007
GENERAL FUND	668576	BOUND TREE MEDICAL, LLC	SAFETY TRAINING SUPPLIES	449.25	11/21/2007
GENERAL FUND	668578	BRICKER MINCOLLA UNIFORMS	CLOTHING & UNIFORMS	609.99	11/21/2007
GENERAL FUND	668582	CAL CARD	OTHER SUPPLIES	206.33	11/21/2007
GENERAL FUND	668582	CAL CARD	OTHER SUPPLIES	5.67	11/21/2007
GENERAL FUND	668582	CAL CARD	TRAINING & CONFERENCES	75.00	11/21/2007
GENERAL FUND	668582	CAL CARD	TRAINING & CONFERENCES	75.00	11/21/2007
GENERAL FUND	668582	CAL CARD	OTHER SUPPLIES	(206.33)	11/21/2007
GENERAL FUND	668582	CAL CARD	OTHER SUPPLIES	(5.67)	11/21/2007
GENERAL FUND	668582	CAL CARD	TRAINING & CONFERENCES	(75.00)	11/21/2007
GENERAL FUND	668582	CAL CARD	TRAINING & CONFERENCES	(75.00)	11/21/2007
GENERAL FUND	668583	CALIFORNIA BUILDING OFFICIALS	TRAINING & CONFERENCES	420.00	11/21/2007
GENERAL FUND	668583	CALIFORNIA BUILDING OFFICIALS	TRAINING & CONFERENCES	125.00	11/21/2007
GENERAL FUND	668583	CALIFORNIA BUILDING OFFICIALS	TRAINING & CONFERENCES	150.00	11/21/2007
GENERAL FUND	668585	CANON FINANCIAL SERVICES INC	EQUIPMENT R/M SERVICES	160.76	11/21/2007
GENERAL FUND	668586	CAPITAL RECORDS MANAGEMENT	MACHINERY & EQUIP RENTAL	181.14	11/21/2007
GENERAL FUND	668588	CARDWELL'S UNIFORMS	CLOTHING & UNIFORMS	1,056.57	11/21/2007

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GENERAL FUND	668590	CARROLL, KIMBERLY R	OTHER PROFESSIONAL SERV	1,439.00	11/21/2007
GENERAL FUND	668591	CASCADE FIRE EQUIPMENT CO	SAFETY TRAINING SUPPLIES	231.93	11/21/2007
GENERAL FUND	668595	CHANNING L BETE CO.INC	TRAINING & CONFERENCES	353.26	11/21/2007
GENERAL FUND	668596	CHARLES N. LEGALOS	OTHER SERVICES	240.00	11/21/2007
GENERAL FUND	668600	CHEVRON	OTHER SERVICES	182.69	11/21/2007
GENERAL FUND	668602	CLARK PEST CONTROL	BUILDING R & M SERVICES	59.00	11/21/2007
GENERAL FUND	668602	CLARK PEST CONTROL	BUILDING R & M SERVICES	85.00	11/21/2007
GENERAL FUND	668602	CLARK PEST CONTROL	BUILDING R & M SERVICES	85.00	11/21/2007
GENERAL FUND	668603	COAST LANDSCAPE MANAGEMENT	GROUNDS R/M SERVICES	2,450.00	11/21/2007
GENERAL FUND	668603	COAST LANDSCAPE MANAGEMENT	GROUNDS R/M SERVICES	2,450.00	11/21/2007
GENERAL FUND	668604	COLANTUONO & LEVIN PC	ENERGY CONSULTANTS	2,262.60	11/21/2007
GENERAL FUND	668605	COLE SUPPLY INC	CLEANING SUPPLIES	115.52	11/21/2007
GENERAL FUND	668605	COLE SUPPLY INC	CLEANING SUPPLIES	45.68	11/21/2007
GENERAL FUND	668605	COLE SUPPLY INC	CLEANING SUPPLIES	59.84	11/21/2007
GENERAL FUND	668605	COLE SUPPLY INC	CLEANING SUPPLIES	196.15	11/21/2007
GENERAL FUND	668606	COMPLETE WELDER	OTHER PROFESSIONAL SERV	30.52	11/21/2007
GENERAL FUND	668606	COMPLETE WELDER	OTHER PROFESSIONAL SERV	33.66	11/21/2007
GENERAL FUND	668606	COMPLETE WELDER	OTHER PROFESSIONAL SERV	33.66	11/21/2007
GENERAL FUND	668606	COMPLETE WELDER	OTHER PROFESSIONAL SERV	31.99	11/21/2007
GENERAL FUND	668608	CONSOLIDATED PLASTICS CO INC	OTHER SUPPLIES	205.34	11/21/2007
GENERAL FUND	668609	CONTINUING EDUC OF THE BAR	LAW LIBRARY PUBLICATIONS	146.46	11/21/2007
GENERAL FUND	668609	CONTINUING EDUC OF THE BAR	LAW LIBRARY PUBLICATIONS	305.38	11/21/2007
GENERAL FUND	668610	CONTRA COSTA COUNTY	OTHER PROFESSIONAL SERV	9,958.67	11/21/2007
GENERAL FUND	668611	CORPORATE-ONE	OFFICE SUPPLIES	1,024.34	11/21/2007
GENERAL FUND	668611	CORPORATE-ONE	OFFICE SUPPLIES	241.27	11/21/2007
GENERAL FUND	668611	CORPORATE-ONE	OFFICE SUPPLIES	298.40	11/21/2007
GENERAL FUND	668611	CORPORATE-ONE	OFFICE SUPPLIES	103.02	11/21/2007
GENERAL FUND	668611	CORPORATE-ONE	OFFICE SUPPLIES	5.57	11/21/2007
GENERAL FUND	668611	CORPORATE-ONE	OFFICE SUPPLIES	179.04	11/21/2007
GENERAL FUND	668611	CORPORATE-ONE	OFFICE SUPPLIES	179.04	11/21/2007
GENERAL FUND	668611	CORPORATE-ONE	OFFICE SUPPLIES	60.11	11/21/2007
GENERAL FUND	668615	D & H LANDSCAPING	GROUNDS R/M SERVICES	140.84	11/21/2007
GENERAL FUND	668615	D & H LANDSCAPING	GROUNDS R/M SERVICES	144.35	11/21/2007
GENERAL FUND	668619	DAY WIRELESS SYSTEMS	EQUIPMENT R/M SERVICES	3,064.25	11/21/2007
GENERAL FUND	668624	DIRECT TV	RADIO R/M SERVICES	89.95	11/21/2007
GENERAL FUND	668626	DONALD PARKER/PETTY CASH	WATER RESCUE OPERATIONS	22.73	11/21/2007
GENERAL FUND	668626	DONALD PARKER/PETTY CASH	BUILDING R & M SERVICES	5.04	11/21/2007
GENERAL FUND	668626	DONALD PARKER/PETTY CASH	SAFETY TRAINING SUPPLIES	24.05	11/21/2007
GENERAL FUND	668626	DONALD PARKER/PETTY CASH	VEHICLE SUPPLIES	18.24	11/21/2007
GENERAL FUND	668626	DONALD PARKER/PETTY CASH	SAFETY TRAINING SUPPLIES	2.49	11/21/2007
GENERAL FUND	668626	DONALD PARKER/PETTY CASH	SAFETY TRAINING SUPPLIES	10.28	11/21/2007
GENERAL FUND	668626	DONALD PARKER/PETTY CASH	CLEANING & JANITORIAL	25.12	11/21/2007
GENERAL FUND	668626	DONALD PARKER/PETTY CASH	POSTAGE & MAILING	2.39	11/21/2007
GENERAL FUND	668626	DONALD PARKER/PETTY CASH	SAFETY TRAINING SUPPLIES	3.65	11/21/2007
GENERAL FUND	668626	DONALD PARKER/PETTY CASH	SITE IMPROVEMENTS	10.50	11/21/2007
GENERAL FUND	668626	DONALD PARKER/PETTY CASH	OFFICE SUPPLIES	14.68	11/21/2007
GENERAL FUND	668626	DONALD PARKER/PETTY CASH	OTHER SERVICES	23.50	11/21/2007
GENERAL FUND	668626	DONALD PARKER/PETTY CASH	OTHER SERVICES	25.85	11/21/2007
GENERAL FUND	668627	DONOVAN, WILLIAM	OTHER PROFESSIONAL SERV	392.50	11/21/2007
GENERAL FUND	668627	DONOVAN, WILLIAM	OTHER PROFESSIONAL SERV	392.50	11/21/2007
GENERAL FUND	668627	DONOVAN, WILLIAM	OTHER PROFESSIONAL SERV	343.44	11/21/2007
GENERAL FUND	668631	EASYLINK SERVICES CORPORATIO	TELECOMMUNICATIONS	5.46	11/21/2007
GENERAL FUND	668633	ED JONES & COMPANY INC.	FIELD EQUIPMENT	85.39	11/21/2007
GENERAL FUND	668634	EMPLOYMENT DEVELOPMENT DEP	UNEMPLOYMENT BENEFITS	1,350.00	11/21/2007

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GENERAL FUND	668634	EMPLOYMENT DEVELOPMENT DEP	UNEMPLOYMENT BENEFITS	193.00	11/21/2007
GENERAL FUND	668634	EMPLOYMENT DEVELOPMENT DEP	UNEMPLOYMENT BENEFITS	1,350.00	11/21/2007
GENERAL FUND	668634	EMPLOYMENT DEVELOPMENT DEP	UNEMPLOYMENT BENEFITS	(1,200.00)	11/21/2007
GENERAL FUND	668635	ENS INC	OTHER PROFESSIONAL SERV	17,500.00	11/21/2007
GENERAL FUND	668635	ENS INC	OTHER PROFESSIONAL SERV	3,256.00	11/21/2007
GENERAL FUND	668636	ENTERPRISE RENT A CAR	MACHINERY & EQUIP RENTAL	368.45	11/21/2007
GENERAL FUND	668636	ENTERPRISE RENT A CAR	MACHINERY & EQUIP RENTAL	689.59	11/21/2007
GENERAL FUND	668636	ENTERPRISE RENT A CAR	MACHINERY & EQUIP RENTAL	689.59	11/21/2007
GENERAL FUND	668636	ENTERPRISE RENT A CAR	MACHINERY & EQUIP RENTAL	689.59	11/21/2007
GENERAL FUND	668636	ENTERPRISE RENT A CAR	MACHINERY & EQUIP RENTAL	689.60	11/21/2007
GENERAL FUND	668636	ENTERPRISE RENT A CAR	MACHINERY & EQUIP RENTAL	711.14	11/21/2007
GENERAL FUND	668636	ENTERPRISE RENT A CAR	MACHINERY & EQUIP RENTAL	711.14	11/21/2007
GENERAL FUND	668636	ENTERPRISE RENT A CAR	MACHINERY & EQUIP RENTAL	969.74	11/21/2007
GENERAL FUND	668639	ERGONOMIC SEATING & PRODUCT	OTHER PROFESSIONAL SERV	331.62	11/21/2007
GENERAL FUND	668644	ESTES COMMERCIAL REFRIGERATI	EQUIPMENT R/M SERVICES	954.35	11/21/2007
GENERAL FUND	668646	FAGEN FRIEDMAN & FULLFROST LL	ENERGY CONSULTANTS	10,475.32	11/21/2007
GENERAL FUND	668648	FEDERAL EXPRESS	POSTAGE & MAILING	32.94	11/21/2007
GENERAL FUND	668652	FISHER SCIENTIFIC	GENERAL R/M SUPPLIES	1,578.42	11/21/2007
GENERAL FUND	668652	FISHER SCIENTIFIC	GENERAL R/M SUPPLIES	1,578.42	11/21/2007
GENERAL FUND	668652	FISHER SCIENTIFIC	GENERAL R/M SUPPLIES	1,578.42	11/21/2007
GENERAL FUND	668653	FITGUARD INC	OTHER SERVICES	125.00	11/21/2007
GENERAL FUND	668654	FLOORTEC, INC.	SITE IMPROVEMENTS	1,104.00	11/21/2007
GENERAL FUND	668654	FLOORTEC, INC.	SITE IMPROVEMENTS	15,335.91	11/21/2007
GENERAL FUND	668655	FORD MOTOR CREDIT COMPANY	MACHINERY & EQUIP RENTAL	398.00	11/21/2007
GENERAL FUND	668662	GAIL MANNING	OTHER SERVICES	280.00	11/21/2007
GENERAL FUND	668665	GENERAL PLUMBING SUPPLY CO IN	BUILDING MATERIALS	128.15	11/21/2007
GENERAL FUND	668665	GENERAL PLUMBING SUPPLY CO IN	BUILDING MATERIALS	2,247.61	11/21/2007
GENERAL FUND	668671	GRACIE'S FAMILY BARBECUE	OTHER PROFESSIONAL SERV	925.04	11/21/2007
GENERAL FUND	668672	GRAYBAR ELECTRIC COMPANY INC	ELECTRICAL SUPPLIES	110.33	11/21/2007
GENERAL FUND	668673	GREGORY B BRAGG & ASSOC	MEDICAL SUPPLIES	0.99	11/21/2007
GENERAL FUND	668673	GREGORY B BRAGG & ASSOC	MEDICAL SUPPLIES	6.44	11/21/2007
GENERAL FUND	668673	GREGORY B BRAGG & ASSOC	MEDICAL SUPPLIES	4.44	11/21/2007
GENERAL FUND	668684	HEWLETT PACKARD	OFFICE SUPPLIES	457.42	11/21/2007
GENERAL FUND	668684	HEWLETT PACKARD	EQUIPMENT R/M SERVICES	892.29	11/21/2007
GENERAL FUND	668685	HEWLETT-PACKARD FINANCIAL SV	MACHINERY & EQUIP RENTAL	883.71	11/21/2007
GENERAL FUND	668685	HEWLETT-PACKARD FINANCIAL SV	MACHINERY & EQUIP RENTAL	523.59	11/21/2007
GENERAL FUND	668687	HOLDEN/TODD	OTHER SERVICES	582.09	11/21/2007
GENERAL FUND	668688	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	32.21	11/21/2007
GENERAL FUND	668688	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	51.42	11/21/2007
GENERAL FUND	668688	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	(38.40)	11/21/2007
GENERAL FUND	668688	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	43.20	11/21/2007
GENERAL FUND	668691	IDEAL COMPUTER SYSTEMS	COMPUTER HDWRD MAINT	877.50	11/21/2007
GENERAL FUND	668692	IKON OFFICE SOLUTIONS	EQUIPMENT R/M SERVICES	551.92	11/21/2007
GENERAL FUND	668692	IKON OFFICE SOLUTIONS	MACHINERY & EQUIP RENTAL	773.28	11/21/2007
GENERAL FUND	668692	IKON OFFICE SOLUTIONS	MACHINERY & EQUIP RENTAL	102.12	11/21/2007
GENERAL FUND	668700	JACK ANTHONY INDUSTRIES INC	OTHER SERVICES	1,024.50	11/21/2007
GENERAL FUND	668719	L.N.CURTIS & SONS	CLOTHING & UNIFORMS	1,015.52	11/21/2007
GENERAL FUND	668719	L.N.CURTIS & SONS	OTHER SUPPLIES	28.38	11/21/2007
GENERAL FUND	668724	LEXIS-NEXIS	LAW LIBRARY PUBLICATIONS	406.00	11/21/2007
GENERAL FUND	668724	LEXIS-NEXIS	TELEPHONE & TELEGRAPH	112.46	11/21/2007
GENERAL FUND	668725	LEXISNEXIS MATTHEW BENDER	LAW LIBRARY PUBLICATIONS	19.43	11/21/2007
GENERAL FUND	668729	LOCATEPLUS CORPORATION	TELEPHONE & TELEGRAPH	104.94	11/21/2007
GENERAL FUND	668731	M & M SANITARY	OTHER SERVICES	100.45	11/21/2007
GENERAL FUND	668732	MAILCALL MOBILE NOTARY SERVIC	OTHER SERVICES	500.00	11/21/2007

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GENERAL FUND	668734	MALLORY CO/BRENTON SAFETY SC	OTHER SUPPLIES	5,473.55	11/21/2007
GENERAL FUND	668734	MALLORY CO/BRENTON SAFETY SC	OTHER SUPPLIES	1,348.15	11/21/2007
GENERAL FUND	668739	MC CONNELL, ROBERT	OTHER SERVICES	280.00	11/21/2007
GENERAL FUND	668744	MEDWASTE DISPOSAL SERVICE INC	OTHER PROFESSIONAL SERV	48.50	11/21/2007
GENERAL FUND	668748	METROPCS INC	TELEPHONE & TELEGRAPH	100.00	11/21/2007
GENERAL FUND	668709	MISC ACCOUNTS PAYABLE	TRAINING & CONFERENCES	371.40	11/21/2007
GENERAL FUND	668709	MISC ACCOUNTS PAYABLE	TRAINING & CONFERENCES	6.00	11/21/2007
GENERAL FUND	668709	MISC ACCOUNTS PAYABLE	TRAINING & CONFERENCES	40.00	11/21/2007
GENERAL FUND	668834	MISC ACCOUNTS PAYABLE	OTHER SERVICES	280.00	11/21/2007
GENERAL FUND	668580	MISC ACCOUNTS PAYABLE	OTHER SERVICES	280.00	11/21/2007
GENERAL FUND	668701	MISC ACCOUNTS PAYABLE	RADIO R/M SERVICES	67.99	11/21/2007
GENERAL FUND	668549	MISC ACCOUNTS PAYABLE	DUES & PUBLICATIONS	115.00	11/21/2007
GENERAL FUND	668764	MISC ACCOUNTS PAYABLE	DUES & PUBLICATIONS	120.00	11/21/2007
GENERAL FUND	668738	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	738.00	11/21/2007
GENERAL FUND	668745	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	355.00	11/21/2007
GENERAL FUND	668617	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	355.00	11/21/2007
GENERAL FUND	668620	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	355.00	11/21/2007
GENERAL FUND	668702	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	355.00	11/21/2007
GENERAL FUND	668710	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	60.00	11/21/2007
GENERAL FUND	668754	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	25.00	11/21/2007
GENERAL FUND	668538	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	25.00	11/21/2007
GENERAL FUND	668736	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	25.00	11/21/2007
GENERAL FUND	668548	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	15.00	11/21/2007
GENERAL FUND	668727	MISC ACCOUNTS PAYABLE	SAFE KIDS - CAR SEATS	500.00	11/21/2007
GENERAL FUND	668657	MISC BUILDING PERMIT REFUNDS	GENERAL PLAN UPDATE FEE	49.38	11/21/2007
GENERAL FUND	668658	MISC BUILDING PERMIT REFUNDS	PERMIT COORDINATION FEE	115.23	11/21/2007
GENERAL FUND	668659	MISC BUILDING PERMIT REFUNDS	PLAN CHECK FEE	1,070.00	11/21/2007
GENERAL FUND	668708	MISC BUILDING PERMIT REFUNDS	SMIP - EARTHQUAKE FEE	7.00	11/21/2007
GENERAL FUND	668708	MISC BUILDING PERMIT REFUNDS	VUSD - SCHOOL MITIGATION	1,344.00	11/21/2007
GENERAL FUND	668708	MISC BUILDING PERMIT REFUNDS	BUILDING PERMITS	909.82	11/21/2007
GENERAL FUND	668708	MISC BUILDING PERMIT REFUNDS	BUILDING PERMITS	591.38	11/21/2007
GENERAL FUND	668708	MISC BUILDING PERMIT REFUNDS	ELECTRICAL PERMITS	181.96	11/21/2007
GENERAL FUND	668708	MISC BUILDING PERMIT REFUNDS	MECHANICAL PERMITS	227.46	11/21/2007
GENERAL FUND	668708	MISC BUILDING PERMIT REFUNDS	PLUMBING PERMITS	272.95	11/21/2007
GENERAL FUND	668708	MISC BUILDING PERMIT REFUNDS	PLAN CHECK FEE	509.50	11/21/2007
GENERAL FUND	668708	MISC BUILDING PERMIT REFUNDS	TECH SURCHARGE FEE	72.79	11/21/2007
GENERAL FUND	668708	MISC BUILDING PERMIT REFUNDS	ORD-CONSTRUC & DEMO DEBRI	370.00	11/21/2007
GENERAL FUND	668708	MISC BUILDING PERMIT REFUNDS	PERMIT COORDINATION FEE	156.03	11/21/2007
GENERAL FUND	668708	MISC BUILDING PERMIT REFUNDS	GENERAL PLAN UPDATE FEE	27.29	11/21/2007
GENERAL FUND	668643	MISC BUILDING PERMIT REFUNDS	PLAN CHECK FEE	200.90	11/21/2007
GENERAL FUND	668663	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	1,204.80	11/21/2007
GENERAL FUND	668813	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	60.00	11/21/2007
GENERAL FUND	668663	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	133.00	11/21/2007
GENERAL FUND	668651	MISC EMPLOYEE REIMBURSEMENT	AUTO MILEAGE REIMBURSE	74.30	11/21/2007
GENERAL FUND	668814	MISC EMPLOYEE REIMBURSEMENT	AUTO MILEAGE REIMBURSE	72.40	11/21/2007
GENERAL FUND	668661	MISC EMPLOYEE REIMBURSEMENT	GENERAL R/M SUPPLIES	591.64	11/21/2007
GENERAL FUND	668810	MISC EMPLOYEE REIMBURSEMENT	OFFICIAL TRAVEL	393.00	11/21/2007
GENERAL FUND	668810	MISC EMPLOYEE REIMBURSEMENT	OTHER SERVICES	76.15	11/21/2007
GENERAL FUND	668810	MISC EMPLOYEE REIMBURSEMENT	OFFICIAL TRAVEL	15.00	11/21/2007
GENERAL FUND	668730	MISC EMPLOYEE REIMBURSEMENT	OTHER SERVICES	281.04	11/21/2007
GENERAL FUND	668640	MISC EMPLOYEE REIMBURSEMENT	OTHER SERVICES	66.45	11/21/2007
GENERAL FUND	668613	MISC EMPLOYEE REIMBURSEMENT	FIELD EQUIPMENT	55.48	11/21/2007
GENERAL FUND	668809	MISC EMPLOYEE REIMBURSEMENT	OFFICIAL TRAVEL	156.56	11/21/2007
GENERAL FUND	668715	MISC EMPLOYEE REIMBURSEMENT	OTHER PROFESSIONAL SERV	125.00	11/21/2007

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GENERAL FUND	668547	MISC EMPLOYEE REIMBURSEMENT	SITE IMPROVEMENTS	124.22	11/21/2007
GENERAL FUND	668616	MISC EMPLOYEE REIMBURSEMENT	OTHER SERVICES	137.41	11/21/2007
GENERAL FUND	668753	MOBILE MODULAR MGMT. CORP.	MACHINERY & EQUIP RENTAL	852.26	11/21/2007
GENERAL FUND	668753	MOBILE MODULAR MGMT. CORP.	MACHINERY & EQUIP RENTAL	1,211.04	11/21/2007
GENERAL FUND	668753	MOBILE MODULAR MGMT. CORP.	MACHINERY & EQUIP RENTAL	1,211.04	11/21/2007
GENERAL FUND	668756	MORGAN ALARM COMPANY, INC.	BUILDING R & M SERVICES	118.76	11/21/2007
GENERAL FUND	668756	MORGAN ALARM COMPANY, INC.	BUILDING R & M SERVICES	129.75	11/21/2007
GENERAL FUND	668759	MUNICIPAL AUDITING SERVICES	OTHER PROFESSIONAL SERV	812.50	11/21/2007
GENERAL FUND	668762	NAPA-SOLANO S.A.N.E./S.A.R.T.	OTHER PROFESSIONAL SERV	975.00	11/21/2007
GENERAL FUND	668765	NEWCOMB & SONS	OTHER SUPPLIES	12.89	11/21/2007
GENERAL FUND	668765	NEWCOMB & SONS	OTHER SUPPLIES	82.46	11/21/2007
GENERAL FUND	668766	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	210.21	11/21/2007
GENERAL FUND	668766	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	247.63	11/21/2007
GENERAL FUND	668766	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	591.08	11/21/2007
GENERAL FUND	668766	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	1,514.07	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	165.88	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	45.41	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	113.95	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	9.65	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	11.59	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	19.32	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	436.75	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	24.15	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	EQUIPMENT R/M SERVICES	215.24	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	EQUIPMENT R/M SERVICES	221.78	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OTHER SUPPLIES	141.07	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	418.29	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	30.91	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	106.81	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	14.11	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	176.77	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	328.17	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	(28.98)	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	56.04	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	53.14	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	24.15	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	103.47	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	28.19	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	18.30	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	OFFICE SUPPLIES	87.24	11/21/2007
GENERAL FUND	668770	OFFICE DEPOT	COMPUTER SUPPLIES	34.77	11/21/2007
GENERAL FUND	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	15.97	11/21/2007
GENERAL FUND	668776	PACIFIC GAS & ELECTRIC-SACRAMI	OTHER PROFESSIONAL SERV	37.72	11/21/2007
GENERAL FUND	668776	PACIFIC GAS & ELECTRIC-SACRAMI	TELECOMMUNICATIONS	6,750.04	11/21/2007
GENERAL FUND	668777	PACIFIC STORAGE	EQUIPMENT R/M SERVICES	19.72	11/21/2007
GENERAL FUND	668777	PACIFIC STORAGE	OTHER SERVICES	82.38	11/21/2007
GENERAL FUND	668777	PACIFIC STORAGE	OFFICE SUPPLIES	96.56	11/21/2007
GENERAL FUND	668777	PACIFIC STORAGE	OFFICE SUPPLIES	3.07	11/21/2007
GENERAL FUND	668778	PAPA (PESTICIDE APPLICATORS)	TRAINING & CONFERENCES	65.00	11/21/2007
GENERAL FUND	668780	PERS - HEALTH	OTHER PROFESSIONAL SERV	200.00	11/21/2007
GENERAL FUND	668781	PETERMAN, KENT	OTHER SERVICES	280.00	11/21/2007
GENERAL FUND	668782	PITNEY BOWES	POSTAGE	6,881.66	11/21/2007
GENERAL FUND	668786	POWELL BROS. FEED & PET SUPPL	GENERAL R/M SUPPLIES	10.79	11/21/2007
GENERAL FUND	668786	POWELL BROS. FEED & PET SUPPL	GENERAL R/M SUPPLIES	16.89	11/21/2007

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GENERAL FUND	668790	PRINTRAK INTERNATIONAL, INC.	EQUIPMENT R/M SERVICES	3,353.00	11/21/2007
GENERAL FUND	668791	PROTOUCH PAINTING	OTHER PROFESSIONAL SERV	500.00	11/21/2007
GENERAL FUND	668791	PROTOUCH PAINTING	OTHER PROFESSIONAL SERV	300.00	11/21/2007
GENERAL FUND	668792	PUBLIC FINANCIAL MANAGEMENT	OTHER SERVICES	1,260.00	11/21/2007
GENERAL FUND	668793	PUBLIC SAFETY CENTER, INC.	OTHER SUPPLIES	416.87	11/21/2007
GENERAL FUND	668794	QI EXCHANGE LLC	MACHINERY & EQUIP RENTAL	404.93	11/21/2007
GENERAL FUND	668795	QUALIFICATION TARGETS INC	FIELD EQUIPMENT	857.78	11/21/2007
GENERAL FUND	668796	QUEST MEDIA & SUPPLIES INC.	OTHER PROFESSIONAL SERV	7,600.00	11/21/2007
GENERAL FUND	668797	RAY MORGAN COMPANY	MACHINERY & EQUIP RENTAL	890.10	11/21/2007
GENERAL FUND	668799	RED WING SHOE STORE	CLOTHING & UNIFORMS	100.00	11/21/2007
GENERAL FUND	668803	RENNE SLOAN HOLTZMAN SAKAI LL	LEGAL FEES	373.60	11/21/2007
GENERAL FUND	668803	RENNE SLOAN HOLTZMAN SAKAI LL	OTHER PROFESSIONAL SERV	72.50	11/21/2007
GENERAL FUND	668806	RIPOFFS DIVISION OF ARMOR CORP	OTHER SUPPLIES	196.56	11/21/2007
GENERAL FUND	668807	RIVERBANK INTERIORS	SITE IMPROVEMENTS	4,950.00	11/21/2007
GENERAL FUND	668811	ROBERT W. NICHELINI/PETTY CASH	TELEPHONE & TELEGRAPH	40.00	11/21/2007
GENERAL FUND	668811	ROBERT W. NICHELINI/PETTY CASH	OTHER SUPPLIES	117.42	11/21/2007
GENERAL FUND	668811	ROBERT W. NICHELINI/PETTY CASH	OTHER SERVICES	434.45	11/21/2007
GENERAL FUND	668811	ROBERT W. NICHELINI/PETTY CASH	OFFICIAL TRAVEL	422.82	11/21/2007
GENERAL FUND	668820	SOLANO CTY DEPT OF RESOURCE	PRINTING & BINDING	101.64	11/21/2007
GENERAL FUND	668821	SOLANO CTY MAPPING SRVS	PRINTING & BINDING	234.60	11/21/2007
GENERAL FUND	668826	SPRINT	TELECOMMUNICATIONS	615.59	11/21/2007
GENERAL FUND	668829	STATE OF CALIFORNIA-CONS AFF	DUES & PUBLICATIONS	125.00	11/21/2007
GENERAL FUND	668829	STATE OF CALIFORNIA-CONS AFF	DUES & PUBLICATIONS	125.00	11/21/2007
GENERAL FUND	668830	STERICYCLE, INC.	OTHER SERVICES	725.97	11/21/2007
GENERAL FUND	668833	SUTTER SOLANO MEDICAL CENTER	MEDICAL SUPPLIES	7.31	11/21/2007
GENERAL FUND	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	308.34	11/21/2007
GENERAL FUND	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	174.88	11/21/2007
GENERAL FUND	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	866.19	11/21/2007
GENERAL FUND	668838	TASER INTERNATIONAL	AMMUNITION	350.00	11/21/2007
GENERAL FUND	668839	TED TODD DBA TTI POLYGRAPH	OTHER PROFESSIONAL SERV	275.00	11/21/2007
GENERAL FUND	668842	THE HDL COMPANIES	OTHER PROFESSIONAL SERV	4,200.00	11/21/2007
GENERAL FUND	668844	THREE BROTHERS FURNITURE	BUILDING R & M SERVICES	1,849.00	11/21/2007
GENERAL FUND	668844	THREE BROTHERS FURNITURE	BUILDING R & M SERVICES	1,607.40	11/21/2007
GENERAL FUND	668844	THREE BROTHERS FURNITURE	BUILDING R & M SERVICES	1,849.00	11/21/2007
GENERAL FUND	668845	TOSHIBA AMERICA INFO SYS INC	MACHINERY & EQUIP RENTAL	53.35	11/21/2007
GENERAL FUND	668847	TRI-CITY FENCE COMPANY	OTHER PROFESSIONAL SERV	935.00	11/21/2007
GENERAL FUND	668850	TUGBOAT, INC.	SITE IMPROVEMENTS	504.58	11/21/2007
GENERAL FUND	668850	TUGBOAT, INC.	SITE IMPROVEMENTS	667.87	11/21/2007
GENERAL FUND	668851	TURLEY, NORM	OTHER SERVICES	200.00	11/21/2007
GENERAL FUND	668855	UNITED PARCEL SERVICE	POSTAGE & MAILING	16.67	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	TRAINING & CONFERENCES	876.67	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	POSTAGE & MAILING	20.12	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	MISC. EXPENSES	17.80	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	MISC. EXPENSES	217.03	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	COMPUTER SUPPLIES	85.88	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	COMPUTER SUPPLIES	84.83	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	COMPUTER SUPPLIES	1.00	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	OTHER SUPPLIES	140.00	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	PHOTO & AUDIO SUPPLIES	166.85	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	OFFICIAL TRAVEL	225.00	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	TELEPHONE & TELEGRAPH	408.15	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	OFFICE SUPPLIES	67.78	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	OTHER SUPPLIES	40.36	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	OFFICE SUPPLIES	357.81	11/21/2007

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GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	TELECOMMUNICATIONS	122.11	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	FIELD EQUIPMENT	268.43	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	TRAINING & CONFERENCES	297.65	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	TRAINING & CONFERENCES	21.00	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	DUES & PUBLICATIONS	150.00	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	DUES & PUBLICATIONS	63.00	11/21/2007
GENERAL FUND	668859	US BANK-CORPORATE PMNT SYSTE	DUES & PUBLICATIONS	293.00	11/21/2007
GENERAL FUND	668886	US BANK-CORPORATE PMNT SYSTE	OTHER SUPPLIES	206.33	11/21/2007
GENERAL FUND	668886	US BANK-CORPORATE PMNT SYSTE	OTHER SUPPLIES	5.67	11/21/2007
GENERAL FUND	668886	US BANK-CORPORATE PMNT SYSTE	TRAINING & CONFERENCES	75.00	11/21/2007
GENERAL FUND	668886	US BANK-CORPORATE PMNT SYSTE	TRAINING & CONFERENCES	75.00	11/21/2007
GENERAL FUND	668862	VALLEJO BUSINESS MACHINES	OTHER PROFESSIONAL SERV	63.00	11/21/2007
GENERAL FUND	668864	VALLEJO CONV & VISITORS BUREAU	VJO TOURISM BID (FR TOT)	17,923.35	11/21/2007
GENERAL FUND	668865	VALLEJO FIRE EXTINGUISHER	OTHER SERVICES	13.96	11/21/2007
GENERAL FUND	668865	VALLEJO FIRE EXTINGUISHER	OTHER SERVICES	51.88	11/21/2007
GENERAL FUND	668867	VALLEJO GLASS COMPANY	EQUIPMENT R/M SERVICES	230.00	11/21/2007
GENERAL FUND	668868	VALLEJO SANITATION & FLOOD	TELECOMMUNICATIONS	52.18	11/21/2007
GENERAL FUND	668868	VALLEJO SANITATION & FLOOD	WATER	131.96	11/21/2007
GENERAL FUND	668869	VANGUARD VAULTS INC.	OTHER PROFESSIONAL SERV	165.00	11/21/2007
GENERAL FUND	668874	WECO INDUSTRIES LLC	OTHER R/M SUPPLIES	402.28	11/21/2007
GENERAL FUND	668875	WEST LITE SUPPLY CO	ELECTRICAL SUPPLIES	199.49	11/21/2007
GENERAL FUND	668878	WHEELER-SONOMA PRINTERS	MISC. EXPENSES	82.68	11/21/2007
GENERAL FUND	668882	YOUTH & FAMILY SERVICES INC.	OTHER SERVICES	6,411.24	11/21/2007
Sub total of:GENERAL FUND				252,820.11	
COMMUNITY DEV BLOCK GRANT	668545	AMERINATIONAL COMMUNITY SERV	COLLECTION FEES	309.60	11/21/2007
COMMUNITY DEV BLOCK GRANT	668689	HOPE HAVEN TRANSITIONAL	S: HOPE HAVEN	2,900.54	11/21/2007
COMMUNITY DEV BLOCK GRANT	668674	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	64.51	11/21/2007
COMMUNITY DEV BLOCK GRANT	668805	REYNAISSANCE FAMILY CENTER	M: CONTINGENCY	30,601.75	11/21/2007
Sub total of:COMMUNITY DEV BLOCK GRANT				33,876.40	
FEDERAL HOME PROGRAM	668545	AMERINATIONAL COMMUNITY SERV	COLLECTION FEES	636.46	11/21/2007
Sub total of:FEDERAL HOME PROGRAM				636.46	
MARE ISLAND LEASING	668699	ISLAND ENERGY	BUILDING R & M SERVICES	218.64	11/21/2007
MARE ISLAND LEASING	668741	MCDONOUGH, HOLLAND & ALLEN	TECHNICAL STUDIES	2,438.80	11/21/2007
MARE ISLAND LEASING	668741	MCDONOUGH, HOLLAND & ALLEN	TECHNICAL STUDIES	19,748.56	11/21/2007
MARE ISLAND LEASING	668741	MCDONOUGH, HOLLAND & ALLEN	LEGAL FEES	2,332.20	11/21/2007
MARE ISLAND LEASING	668742	MCI WORLDCOM CONFERENCING	TECHNICAL STUDIES	100.14	11/21/2007
MARE ISLAND LEASING	668667	MISC EMPLOYEE REIMBURSEMENT	PUBLICITY & ADVERTISING	78.91	11/21/2007
MARE ISLAND LEASING	668818	SINCLAIR & ASSOCIATES	TECHNICAL STUDIES	2,898.75	11/21/2007
Sub total of:MARE ISLAND LEASING				27,816.00	
MARE ISLAND CFD 2002-1	668535	AC3	OTHER SERVICES	7,621.16	11/21/2007
MARE ISLAND CFD 2002-1	668642	ERRG INC	ESCA-DEDUCTIBLE	4,837.84	11/21/2007
MARE ISLAND CFD 2002-1	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	14.39	11/21/2007
MARE ISLAND CFD 2002-1	668836	SYAR INDUSTRIES	OTHER R/M SUPPLIES	361.79	11/21/2007
MARE ISLAND CFD 2002-1	668836	SYAR INDUSTRIES	OTHER R/M SUPPLIES	218.27	11/21/2007
Sub total of:MARE ISLAND CFD 2002-1				13,053.45	
HOUSING ADMINISTRATION	668545	AMERINATIONAL COMMUNITY SERV	COLLECTION FEES	10.79	11/21/2007

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HOUSING ADMINISTRATION	668601	CIT TECHNOLOGY FIN SERV INC	EQUIPMENT R/M SERVICES	395.55	11/21/2007
HOUSING ADMINISTRATION	668601	CIT TECHNOLOGY FIN SERV INC	EQUIPMENT R/M SERVICES	161.49	11/21/2007
HOUSING ADMINISTRATION	668611	CORPORATE-ONE	OFFICE SUPPLIES	325.06	11/21/2007
HOUSING ADMINISTRATION	668611	CORPORATE-ONE	OFFICE SUPPLIES	31.54	11/21/2007
HOUSING ADMINISTRATION	668611	CORPORATE-ONE	OFFICE SUPPLIES	20.53	11/21/2007
HOUSING ADMINISTRATION	668611	CORPORATE-ONE	OFFICE SUPPLIES	39.47	11/21/2007
HOUSING ADMINISTRATION	668611	CORPORATE-ONE	OFFICE SUPPLIES	128.81	11/21/2007
HOUSING ADMINISTRATION	668611	CORPORATE-ONE	OFFICE SUPPLIES	90.80	11/21/2007
HOUSING ADMINISTRATION	668611	CORPORATE-ONE	OFFICE SUPPLIES	13.50	11/21/2007
HOUSING ADMINISTRATION	668611	CORPORATE-ONE	OFFICE SUPPLIES	24.11	11/21/2007
HOUSING ADMINISTRATION	668611	CORPORATE-ONE	OFFICE SUPPLIES	30.67	11/21/2007
HOUSING ADMINISTRATION	668712	KELLY SERVICES INC	OTHER PROFESSIONAL SERV	1,442.00	11/21/2007
HOUSING ADMINISTRATION	668712	KELLY SERVICES INC	OTHER PROFESSIONAL SERV	1,153.60	11/21/2007
HOUSING ADMINISTRATION	668712	KELLY SERVICES INC	OTHER PROFESSIONAL SERV	1,442.00	11/21/2007
HOUSING ADMINISTRATION	668712	KELLY SERVICES INC	OTHER PROFESSIONAL SERV	1,442.00	11/21/2007
HOUSING ADMINISTRATION	668712	KELLY SERVICES INC	OTHER PROFESSIONAL SERV	1,442.00	11/21/2007
HOUSING ADMINISTRATION	668628	MISC ACCOUNTS PAYABLE	OFFICE SUPPLIES	292.48	11/21/2007
HOUSING ADMINISTRATION	668597	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	271.60	11/21/2007
HOUSING ADMINISTRATION	668598	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	93.90	11/21/2007
HOUSING ADMINISTRATION	668599	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	290.00	11/21/2007
HOUSING ADMINISTRATION	668756	MORGAN ALARM COMPANY, INC.	BUILDING R & M SERVICES	105.00	11/21/2007
HOUSING ADMINISTRATION	668766	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	86.74	11/21/2007
HOUSING ADMINISTRATION	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	191.15	11/21/2007
HOUSING ADMINISTRATION	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	698.14	11/21/2007
HOUSING ADMINISTRATION	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	435.04	11/21/2007
HOUSING ADMINISTRATION	668822	SOLANO CTY TAX COLLECTOR	OTHER SERVICES	1,839.52	11/21/2007
HOUSING ADMINISTRATION	668823	SOLANO DIVERSIFIED SERVICES	CLEANING & JANITORIAL	835.00	11/21/2007
HOUSING ADMINISTRATION	668837	TALX CORPORATION	OTHER SERVICES	318.00	11/21/2007
HOUSING ADMINISTRATION	668859	US BANK-CORPORATE PMNT SYSTE	TRAINING & CONFERENCES	35.00	11/21/2007
HOUSING ADMINISTRATION	668859	US BANK-CORPORATE PMNT SYSTE	TRAINING & CONFERENCES	141.90	11/21/2007
HOUSING ADMINISTRATION	668859	US BANK-CORPORATE PMNT SYSTE	TRAINING & CONFERENCES	350.00	11/21/2007
HOUSING ADMINISTRATION	668859	US BANK-CORPORATE PMNT SYSTE	PRINTING & BINDING	128.83	11/21/2007
HOUSING ADMINISTRATION	668859	US BANK-CORPORATE PMNT SYSTE	PRINTING & BINDING	107.35	11/21/2007
HOUSING ADMINISTRATION	668859	US BANK-CORPORATE PMNT SYSTE	PRINTING & BINDING	64.41	11/21/2007
Sub total of:HOUSING ADMINISTRATION				14,477.98	
OUTSIDE FUNDED SERVICES	668551	ARCHIVES & ARCHITECTURE	PLN-LENNAR RE LESLIE DILL	4,230.00	11/21/2007
OUTSIDE FUNDED SERVICES	668681	HARRIS & ASSOCIATES	BELVEDERE HOMES INC.	120.00	11/21/2007
OUTSIDE FUNDED SERVICES	668681	HARRIS & ASSOCIATES	BRADDOCK & LOGAN	10,165.00	11/21/2007
OUTSIDE FUNDED SERVICES	668681	HARRIS & ASSOCIATES	BRADDOCK & LOGAN	5,985.00	11/21/2007
OUTSIDE FUNDED SERVICES	668696	IPC (USA), INC	LENNAR - MARE ISLAND	202.04	11/21/2007
OUTSIDE FUNDED SERVICES	668720	LAK ASSOCIATES LLC	WAL-MART FOR LAK ASSOC.	50.00	11/21/2007
OUTSIDE FUNDED SERVICES	668749	METROPOLITAN PLANNING GROUP	PLANNING -KB HOMES	5,872.50	11/21/2007
OUTSIDE FUNDED SERVICES	668704	MISC ACCOUNTS PAYABLE	PACIFIC PROPERTIES	34,885.00	11/21/2007
OUTSIDE FUNDED SERVICES	668779	PAUL A JENSEN AICP	PLANNING-TRIAD (DOWNTOWN)	6,765.00	11/21/2007
Sub total of:OUTSIDE FUNDED SERVICES				68,274.54	
STATE GAS TAX	668607	CONSOLIDATED ELECTRICAL DIST.	ELECTRICAL SUPPLIES	343.60	11/21/2007
STATE GAS TAX	668621	DEPARTMENT OF TRANSPORTATIO	GAS & ELECTRICITY	3,463.16	11/21/2007
STATE GAS TAX	668740	MCCAIN TRAFFIC SUPPLY	ELECTRICAL SUPPLIES	5,710.92	11/21/2007
STATE GAS TAX	668645	MISC ACCOUNTS PAYABLE	ELECTRICAL SUPPLIES	214.11	11/21/2007
STATE GAS TAX	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	2,449.79	11/21/2007
STATE GAS TAX	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	45.10	11/21/2007

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Sub total of:STATE GAS TAX				12,226.68	
STATE LANDS FUND	668579	BRISCOE IVESTER & BAZEL LLP	OTHER PROFESSIONAL SERV	13,447.00	11/21/2007
STATE LANDS FUND	668579	BRISCOE IVESTER & BAZEL LLP	OTHER PROFESSIONAL SERV	25,541.42	11/21/2007
STATE LANDS FUND	668579	BRISCOE IVESTER & BAZEL LLP	OTHER PROFESSIONAL SERV	6,577.84	11/21/2007
STATE LANDS FUND	668579	BRISCOE IVESTER & BAZEL LLP	OTHER PROFESSIONAL SERV	2,648.60	11/21/2007
STATE LANDS FUND	668579	BRISCOE IVESTER & BAZEL LLP	OTHER PROFESSIONAL SERV	9,685.60	11/21/2007
Sub total of:STATE LANDS FUND				57,900.46	
SOLID WASTE DISPOSAL	668614	CRI RECYCLING SERVICES INC	USED OIL BLOCK GRANT	283.00	11/21/2007
SOLID WASTE DISPOSAL	668859	US BANK-CORPORATE PMNT SYSTE	USED OIL BLOCK GRANT	210.00	11/21/2007
Sub total of:SOLID WASTE DISPOSAL				493.00	
HIDDENBROOKE COMM SVC DST	668615	D & H LANDSCAPING	R/M IRRIGATION	282.12	11/21/2007
HIDDENBROOKE COMM SVC DST	668615	D & H LANDSCAPING	R/M REHABILITATION	365.00	11/21/2007
HIDDENBROOKE COMM SVC DST	668615	D & H LANDSCAPING	GROUNDS R/M SERVICES	12,849.70	11/21/2007
HIDDENBROOKE COMM SVC DST	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	327.74	11/21/2007
HIDDENBROOKE COMM SVC DST	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	617.75	11/21/2007
HIDDENBROOKE COMM SVC DST	668800	REDPHANTOM ENTERPRISES INC	BUILDING R & M SERVICES	12,569.00	11/21/2007
HIDDENBROOKE COMM SVC DST	668868	VALLEJO SANITATION & FLOOD	GAS & ELECTRICITY	55.35	11/21/2007
Sub total of:HIDDENBROOKE COMM SVC DST				27,066.66	
ASSET SEIZURE PROGRAM	668750	MISC ACCOUNTS PAYABLE	POLICE-STATE CONFISCATED	482.00	11/21/2007
Sub total of:ASSET SEIZURE PROGRAM				482.00	
TRAFFIC OFFENDER VEH-VETO	668680	HARLEY-DAVIDSON	AUTO EQUIPMENT	11,000.00	11/21/2007
TRAFFIC OFFENDER VEH-VETO	668684	HEWLETT PACKARD	MISC EQUIPMENT	6,562.93	11/21/2007
TRAFFIC OFFENDER VEH-VETO	668722	MISC ACCOUNTS PAYABLE	TRAINING & CONFERENCES	385.00	11/21/2007
TRAFFIC OFFENDER VEH-VETO	668706	MISC EMPLOYEE REIMBURSEMENT	OTHER PROFESSIONAL SERV	549.72	11/21/2007
TRAFFIC OFFENDER VEH-VETO	668832	SURVEYORS INSTRUMENT SERVICE	MISC EQUIPMENT	654.60	11/21/2007
TRAFFIC OFFENDER VEH-VETO	668841	TEM AUTO PARTS, NAPA	MISC EQUIPMENT	90.86	11/21/2007
Sub total of:TRAFFIC OFFENDER VEH-VETO				19,243.11	
CADET PROGRAM	668816	SHELLDON'S DESIGNS	CLOTHING & UNIFORMS	75.00	11/21/2007
Sub total of:CADET PROGRAM				75.00	
LANDSCAPE MAINT DIST-ADM	668582	CAL CARD	OTHER SUPPLIES	10.60	11/21/2007
LANDSCAPE MAINT DIST-ADM	668582	CAL CARD	OTHER SUPPLIES	(10.60)	11/21/2007
LANDSCAPE MAINT DIST-ADM	668697	ISA (INTERNATIONAL SOCIETY OF	DUES & PUBLICATIONS	145.00	11/21/2007
LANDSCAPE MAINT DIST-ADM	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	21.76	11/21/2007
LANDSCAPE MAINT DIST-ADM	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	55.78	11/21/2007
LANDSCAPE MAINT DIST-ADM	668886	US BANK-CORPORATE PMNT SYSTE	OTHER SUPPLIES	10.60	11/21/2007
LANDSCAPE MAINT DIST-ADM	668876	WESTAFF	OTHER SERVICES	1,923.24	11/21/2007
LANDSCAPE MAINT DIST-ADM	668876	WESTAFF	OTHER SERVICES	865.08	11/21/2007
LANDSCAPE MAINT DIST-ADM	668876	WESTAFF	OTHER SERVICES	1,166.40	11/21/2007
LANDSCAPE MAINT DIST-ADM	668876	WESTAFF	OTHER SERVICES	1,632.96	11/21/2007
LANDSCAPE MAINT DIST-ADM	668876	WESTAFF	OTHER SERVICES	1,632.96	11/21/2007
LANDSCAPE MAINT DIST-ADM	668876	WESTAFF	OTHER SERVICES	1,619.20	11/21/2007
LANDSCAPE MAINT DIST-ADM	668876	WESTAFF	OTHER SERVICES	1,866.24	11/21/2007
LANDSCAPE MAINT DIST-ADM	668876	WESTAFF	OTHER SERVICES	2,332.80	11/21/2007
LANDSCAPE MAINT DIST-ADM	668876	WESTAFF	OTHER SERVICES	2,332.80	11/21/2007

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LANDSCAPE MAINT DIST-ADM	668876	WESTAFF	OTHER SERVICES	2,332.80	11/21/2007
LANDSCAPE MAINT DIST-ADM	668877	WESTERN CHAPTER - ISA	DUES & PUBLICATIONS	60.00	11/21/2007
LANDSCAPE MAINT DIST-ADM	668878	WHEELER-SONOMA PRINTERS	OTHER SUPPLIES	463.86	11/21/2007
Sub total of:LANDSCAPE MAINT DIST-ADM				18,461.48	
SO VALLEJO BUSINESS PARK	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	42.51	11/21/2007
SO VALLEJO BUSINESS PARK	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	11.85	11/21/2007
SO VALLEJO BUSINESS PARK	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	8.52	11/21/2007
Sub total of:SO VALLEJO BUSINESS PARK				62.88	
SANDPIPER POINT LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	66.72	11/21/2007
SANDPIPER POINT LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	15.71	11/21/2007
Sub total of:SANDPIPER POINT LMD				82.43	
SUMMIT II LMD	668615	D & H LANDSCAPING	GROUNDS R/M SERVICES	390.00	11/21/2007
Sub total of:SUMMIT II LMD				390.00	
TOWN & COUNTRY LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	12.92	11/21/2007
TOWN & COUNTRY LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	15.43	11/21/2007
TOWN & COUNTRY LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	13.43	11/21/2007
Sub total of:TOWN & COUNTRY LMD				41.78	
COSTA DEL RIO (SEAVIEW)	668737	MATTERI ELECTRIC	R/M REHABILITATION	173.64	11/21/2007
COSTA DEL RIO (SEAVIEW)	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	40.56	11/21/2007
COSTA DEL RIO (SEAVIEW)	668768	NORTH BAY LANDSCAPE MGMT, INC	GROUNDS R/M SERVICES	1,200.00	11/21/2007
COSTA DEL RIO (SEAVIEW)	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	15.62	11/21/2007
COSTA DEL RIO (SEAVIEW)	668856	UNIVERSAL BUILDING SERVICES	R/M SWEEPING	263.00	11/21/2007
Sub total of:COSTA DEL RIO (SEAVIEW)				1,692.82	
MONICA PLACE LMD	668615	D & H LANDSCAPING	GROUNDS R/M SERVICES	10.00	11/21/2007
MONICA PLACE LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	0.33	11/21/2007
Sub total of:MONICA PLACE LMD				10.33	
GREENMONT/SEAPORT LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	18.54	11/21/2007
GREENMONT/SEAPORT LMD	668849	TRUGREEN LANDCARE	GROUNDS R/M SERVICES	853.00	11/21/2007
Sub total of:GREENMONT/SEAPORT LMD				871.54	
CARRIAGE OAKS LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	13.48	11/21/2007
CARRIAGE OAKS LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	17.20	11/21/2007
Sub total of:CARRIAGE OAKS LMD				30.68	
CIMARRON HILL/MADIGAN LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	192.77	11/21/2007
CIMARRON HILL/MADIGAN LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	7.90	11/21/2007
CIMARRON HILL/MADIGAN LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	87.01	11/21/2007
CIMARRON HILL/MADIGAN LMD	668849	TRUGREEN LANDCARE	R/M REHABILITATION	19,740.00	11/21/2007
CIMARRON HILL/MADIGAN LMD	668849	TRUGREEN LANDCARE	R/M REHABILITATION	22,596.00	11/21/2007
Sub total of:CIMARRON HILL/MADIGAN LMD				42,623.68	
FLEM HILL/SPRINGTREE LMD	668630	E-Z TREE	R/M REHABILITATION	485.00	11/21/2007

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FLEM HILL/SPRINGTREE LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	37.50	11/21/2007
FLEM HILL/SPRINGTREE LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	61.68	11/21/2007
Sub total of:FLEM HILL/SPRINGTREE LMD				584.18	
SOMMERSET I & II LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	24.42	11/21/2007
SOMMERSET I & II LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	16.50	11/21/2007
SOMMERSET I & II LMD	668849	TRUGREEN LANDCARE	GROUPS R/M SERVICES	1,025.00	11/21/2007
Sub total of:SOMMERSET I & II LMD				1,065.92	
WOODRIDGE LMD	668615	D & H LANDSCAPING	GROUPS R/M SERVICES	950.00	11/21/2007
WOODRIDGE LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	69.08	11/21/2007
WOODRIDGE LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	15.80	11/21/2007
Sub total of:WOODRIDGE LMD				1,034.88	
COLLEGE HILLS LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	12.44	11/21/2007
COLLEGE HILLS LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	7.72	11/21/2007
Sub total of:COLLEGE HILLS LMD				20.16	
SOMMERSET III LMD	668615	D & H LANDSCAPING	GROUPS R/M SERVICES	875.00	11/21/2007
SOMMERSET III LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	29.60	11/21/2007
SOMMERSET III LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	16.23	11/21/2007
Sub total of:SOMMERSET III LMD				920.83	
N/E QUADRANT LMD	668615	D & H LANDSCAPING	R/M REHABILITATION	244.37	11/21/2007
N/E QUADRANT LMD	668630	E-Z TREE	R/M REHABILITATION	375.00	11/21/2007
N/E QUADRANT LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	376.79	11/21/2007
N/E QUADRANT LMD	668768	NORTH BAY LANDSCAPE MGMT, INC	GROUPS R/M SERVICES	11,964.00	11/21/2007
N/E QUADRANT LMD	668768	NORTH BAY LANDSCAPE MGMT, INC	GROUPS R/M SERVICES	245.00	11/21/2007
N/E QUADRANT LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	8.77	11/21/2007
N/E QUADRANT LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	2.34	11/21/2007
N/E QUADRANT LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	32.66	11/21/2007
Sub total of:N/E QUADRANT LMD				13,248.93	
GARTHE RANCH LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	151.30	11/21/2007
GARTHE RANCH LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	158.28	11/21/2007
GARTHE RANCH LMD	668849	TRUGREEN LANDCARE	GROUPS R/M SERVICES	7,078.00	11/21/2007
Sub total of:GARTHE RANCH LMD				7,387.58	
HUNTER RANCH I & II LMD	668615	D & H LANDSCAPING	GROUPS R/M SERVICES	290.00	11/21/2007
HUNTER RANCH I & II LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	26.02	11/21/2007
HUNTER RANCH I & II LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	7.90	11/21/2007
Sub total of:HUNTER RANCH I & II LMD				323.92	
GLEN COVE I & II-CTRY PL	668615	D & H LANDSCAPING	GROUPS R/M SERVICES	1,129.65	11/21/2007
GLEN COVE I & II-CTRY PL	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	38.47	11/21/2007
GLEN COVE I & II-CTRY PL	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	91.83	11/21/2007
Sub total of:GLEN COVE I & II-CTRY PL				1,259.95	
HUNTER RANCH III LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	7.75	11/21/2007

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HUNTER RANCH III LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	8.49	11/21/2007
Sub total of:HUNTER RANCH III LMD				16.24	
TOWN & COUNTRY II LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	15.46	11/21/2007
Sub total of:TOWN & COUNTRY II LMD				15.46	
GLEN COVE III LMD	668615	D & H LANDSCAPING	GROUNDS R/M SERVICES	18,611.00	11/21/2007
GLEN COVE III LMD	668615	D & H LANDSCAPING	R/M REHABILITATION	1,390.00	11/21/2007
GLEN COVE III LMD	668615	D & H LANDSCAPING	R/M REHABILITATION	525.00	11/21/2007
GLEN COVE III LMD	668615	D & H LANDSCAPING	R/M REHABILITATION	435.00	11/21/2007
GLEN COVE III LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	425.60	11/21/2007
GLEN COVE III LMD	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	196.79	11/21/2007
Sub total of:GLEN COVE III LMD				21,583.39	
MARINE WORLD LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	52.69	11/21/2007
Sub total of:MARINE WORLD LMD				52.69	
MARIN VIEW LMD	668758	MUNI FINANCIAL INC.	OTHER PROFESSIONAL SERV	3.85	11/21/2007
Sub total of:MARIN VIEW LMD				3.85	
TRANSP. IMPACT MITIGATION	668711	KC ENGINEERING COMPANY	SITE IMPROVEMENTS	885.00	11/21/2007
TRANSP. IMPACT MITIGATION	668757	MOUNTAIN PACIFIC SURVEYS	SITE IMPROVEMENTS	925.00	11/21/2007
TRANSP. IMPACT MITIGATION	668767	NORTH BAY CONSTRUCTION, INC.	SITE IMPROVEMENTS	420,990.19	11/21/2007
TRANSP. IMPACT MITIGATION	668767	NORTH BAY CONSTRUCTION, INC.	SITE IMPROVEMENTS	1,614.06	11/21/2007
TRANSP. IMPACT MITIGATION	668828	STATE BOARD OF EQUALIZATION	SITE IMPROVEMENTS	44.93	11/21/2007
Sub total of:TRANSP. IMPACT MITIGATION				424,459.18	
VALLEJO STATION	668681	HARRIS & ASSOCIATES		28,060.12	11/21/2007
Sub total of:VALLEJO STATION				28,060.12	
VALLEJO PUB FIN AUTHORITY	668575	BONDLOGISTIX LLC	OTHER PROFESSIONAL SERV	1,800.00	11/21/2007
Sub total of:VALLEJO PUB FIN AUTHORITY				1,800.00	
2002 COP DEBT SVC FUND	668852	UNION BANK OF CALIFORNIA, N.A.	DEBT SVC ADMIN	160.62	11/21/2007
Sub total of:2002 COP DEBT SVC FUND				160.62	
GLEN COVE AD 61	668575	BONDLOGISTIX LLC	DEBT SVC ADMIN	2,050.00	11/21/2007
GLEN COVE AD 61	668792	PUBLIC FINANCIAL MANAGEMENT	OTHER PROFESSIONAL SERV	240.00	11/21/2007
Sub total of:GLEN COVE AD 61				2,290.00	
HIDDENBROOKE 1998	668670	GOODWIN CONSULTING GROUP INC	PROP TAX ADMIN FEE	684.50	11/21/2007
HIDDENBROOKE 1998	668670	GOODWIN CONSULTING GROUP INC	DEBT SVC ADMIN	1,918.49	11/21/2007
HIDDENBROOKE 1998	668792	PUBLIC FINANCIAL MANAGEMENT	DEBT SVC ADMIN	660.00	11/21/2007
Sub total of:HIDDENBROOKE 1998				3,262.99	
N.E. QUAD IMP DIST 03-1	668792	PUBLIC FINANCIAL MANAGEMENT	DEBT SVC ADMIN	240.00	11/21/2007
Sub total of:N.E. QUAD IMP DIST 03-1				240.00	

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WATER	668539	ALAMEDA ELECTRIC DISTRIBUTOR	GENERAL R/M SUPPLIES	42.58	11/21/2007
WATER	668546	ANALYTICAL TECHNOLOGY INC.	GENERAL R/M SUPPLIES	261.83	11/21/2007
WATER	668550	ARAMARK UNIFORM SERVICES, INC	GENERAL R/M SUPPLIES	66.67	11/21/2007
WATER	668550	ARAMARK UNIFORM SERVICES, INC	OTHER SUPPLIES	49.90	11/21/2007
WATER	668550	ARAMARK UNIFORM SERVICES, INC	OTHER SUPPLIES	95.13	11/21/2007
WATER	668550	ARAMARK UNIFORM SERVICES, INC	OTHER SUPPLIES	49.90	11/21/2007
WATER	668550	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	66.67	11/21/2007
WATER	668555	ASSOCIATED CONSTRUCTORS, INC	OTHER SERVICES	1,653.23	11/21/2007
WATER	668555	ASSOCIATED CONSTRUCTORS, INC	OTHER SERVICES	11,380.64	11/21/2007
WATER	668560	AWWA	DUES & PUBLICATIONS	173.00	11/21/2007
WATER	668563	BAVCO	MISC SUPPLIES	1,205.91	11/21/2007
WATER	668566	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	228.71	11/21/2007
WATER	668566	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	71.94	11/21/2007
WATER	668567	BELL PRODUCTS, INC.	OTHER SERVICES	365.50	11/21/2007
WATER	668567	BELL PRODUCTS, INC.	OTHER SERVICES	275.56	11/21/2007
WATER	668575	BONDLOGISTIX LLC	FINANCING SERVICES	2,550.00	11/21/2007
WATER	668582	CAL CARD	GENERAL R/M SUPPLIES	14.54	11/21/2007
WATER	668582	CAL CARD	CONSERVATION SUPPLIES	46.37	11/21/2007
WATER	668582	CAL CARD	OTHER SUPPLIES	31.25	11/21/2007
WATER	668582	CAL CARD	TRAINING & CONFERENCES	525.00	11/21/2007
WATER	668582	CAL CARD	GENERAL R/M SUPPLIES	1,000.74	11/21/2007
WATER	668582	CAL CARD	GENERAL R/M SUPPLIES	1,495.00	11/21/2007
WATER	668582	CAL CARD	GENERAL R/M SUPPLIES	(14.54)	11/21/2007
WATER	668582	CAL CARD	CONSERVATION SUPPLIES	(46.37)	11/21/2007
WATER	668582	CAL CARD	OTHER SUPPLIES	(31.25)	11/21/2007
WATER	668582	CAL CARD	TRAINING & CONFERENCES	(525.00)	11/21/2007
WATER	668582	CAL CARD	GENERAL R/M SUPPLIES	(1,000.74)	11/21/2007
WATER	668582	CAL CARD	GENERAL R/M SUPPLIES	(1,495.00)	11/21/2007
WATER	668602	CLARK PEST CONTROL	OTHER SERVICES	325.00	11/21/2007
WATER	668602	CLARK PEST CONTROL	GENERAL R/M SUPPLIES	95.00	11/21/2007
WATER	668606	COMPLETE WELDER	OTHER R/M SUPPLIES	212.78	11/21/2007
WATER	668615	D & H LANDSCAPING	OTHER SERVICES	285.00	11/21/2007
WATER	668615	D & H LANDSCAPING	OTHER SERVICES	691.10	11/21/2007
WATER	668630	E-Z TREE	GENERAL R/M SUPPLIES	480.00	11/21/2007
WATER	668632	EATON ELECTRICAL INC	GENERAL R/M SUPPLIES	23,314.50	11/21/2007
WATER	668632	EATON ELECTRICAL INC	MISC EQUIPMENT	6,560.94	11/21/2007
WATER	668637	ENVIRONMENTAL RESOURCE ASSC	LABORATORY SUPPLIES	44.17	11/21/2007
WATER	668641	ERIK NUGTEREN/PETTY CASH	TRAINING & CONFERENCES	4.00	11/21/2007
WATER	668641	ERIK NUGTEREN/PETTY CASH	POSTAGE & MAILING	16.25	11/21/2007
WATER	668641	ERIK NUGTEREN/PETTY CASH	CONSERVATION SUPPLIES	5.69	11/21/2007
WATER	668641	ERIK NUGTEREN/PETTY CASH	TRAINING & CONFERENCES	47.53	11/21/2007
WATER	668641	ERIK NUGTEREN/PETTY CASH	POSTAGE & MAILING	16.25	11/21/2007
WATER	668641	ERIK NUGTEREN/PETTY CASH	POSTAGE & MAILING	16.25	11/21/2007
WATER	668641	ERIK NUGTEREN/PETTY CASH	CONSERVATION SUPPLIES	12.87	11/21/2007
WATER	668641	ERIK NUGTEREN/PETTY CASH	TRAINING & CONFERENCES	21.00	11/21/2007
WATER	668641	ERIK NUGTEREN/PETTY CASH	LABORATORY SUPPLIES	6.41	11/21/2007
WATER	668641	ERIK NUGTEREN/PETTY CASH	TRAINING & CONFERENCES	11.00	11/21/2007
WATER	668641	ERIK NUGTEREN/PETTY CASH	CONSERVATION SUPPLIES	30.47	11/21/2007
WATER	668641	ERIK NUGTEREN/PETTY CASH	CONSERVATION SUPPLIES	26.19	11/21/2007
WATER	668641	ERIK NUGTEREN/PETTY CASH	CONSERVATION SUPPLIES	8.58	11/21/2007
WATER	668885	FERGUSON ENTERPRISES INC #695	MISC SUPPLIES	2,190.45	11/21/2007
WATER	668885	FERGUSON ENTERPRISES INC #695	MISC SUPPLIES	3,355.47	11/21/2007
WATER	668885	FERGUSON ENTERPRISES INC #695	MISC SUPPLIES	412.32	11/21/2007
WATER	668649	FERGUSON ENTERPRISES INC #695	MISC SUPPLIES	929.22	11/21/2007

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WATER	668652	FISHER SCIENTIFIC	LABORATORY SUPPLIES	154.11	11/21/2007
WATER	668664	GENERAL CHEMICAL PERFORMANCE	CHEMICAL SUPPLIES	3,001.20	11/21/2007
WATER	668664	GENERAL CHEMICAL PERFORMANCE	CHEMICAL SUPPLIES	3,076.40	11/21/2007
WATER	668669	GOLDEN STATE FLOW MEASUREMENT	GENERAL R/M SUPPLIES	895.53	11/21/2007
WATER	668669	GOLDEN STATE FLOW MEASUREMENT	GENERAL R/M SUPPLIES	4,207.04	11/21/2007
WATER	668677	HALLS SAFE LOCK & ALARM CO	OTHER SUPPLIES	21.48	11/21/2007
WATER	668682	HAYES SUPPLY CO. INC.	GENERAL R/M SUPPLIES	131.75	11/21/2007
WATER	668688	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	18.31	11/21/2007
WATER	668688	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	37.33	11/21/2007
WATER	668688	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	88.65	11/21/2007
WATER	668688	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	(19.30)	11/21/2007
WATER	668688	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	30.05	11/21/2007
WATER	668688	HOME DEPOT CREDIT SERVICES	SITE IMPROVEMENTS	16.92	11/21/2007
WATER	668688	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	19.92	11/21/2007
WATER	668690	HOWARD E. HUTCHING COMPANY, I	GENERAL R/M SUPPLIES	2,023.77	11/21/2007
WATER	668693	INDUSTRIAL SAFETY SUPPLY	MISC SUPPLIES	860.58	11/21/2007
WATER	668694	INDUSTRYUPTIME INC	GENERAL R/M SUPPLIES	349.28	11/21/2007
WATER	668698	ISCO	GENERAL R/M SUPPLIES	423.00	11/21/2007
WATER	668698	ISCO	GENERAL R/M SUPPLIES	1,156.74	11/21/2007
WATER	668698	ISCO	GENERAL R/M SUPPLIES	150.17	11/21/2007
WATER	668703	JEFFCO PAINTING & COATING INC	OTHER SERVICES	16,807.00	11/21/2007
WATER	668707	JOHN F. MAHANEY	MISC SUPPLIES	59.08	11/21/2007
WATER	668712	KELLY SERVICES INC	OTHER SERVICES	399.00	11/21/2007
WATER	668714	KENKO UTILITY SUPPLY INC	MISC SUPPLIES	2,423.48	11/21/2007
WATER	668716	KEY EQUIPMENT FINANCE	MACHINERY & EQUIP RENTAL	238.69	11/21/2007
WATER	668716	KEY EQUIPMENT FINANCE	OTHER SUPPLIES	238.69	11/21/2007
WATER	668717	KIMBALL MIDWEST	GENERAL R/M SUPPLIES	459.82	11/21/2007
WATER	668728	LIPPINCOTT SUPPLY CO INC	GENERAL R/M SUPPLIES	34.04	11/21/2007
WATER	668728	LIPPINCOTT SUPPLY CO INC	GENERAL R/M SUPPLIES	1.85	11/21/2007
WATER	668743	MCMaster-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	404.26	11/21/2007
WATER	668743	MCMaster-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	445.22	11/21/2007
WATER	668743	MCMaster-CARR SUPPLY COMPAN	MISC EQUIPMENT	172.60	11/21/2007
WATER	668743	MCMaster-CARR SUPPLY COMPAN	MISC EQUIPMENT	231.02	11/21/2007
WATER	668743	MCMaster-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	151.03	11/21/2007
WATER	668743	MCMaster-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	291.37	11/21/2007
WATER	668747	METRON-FARNIER LLC	GENERAL R/M SUPPLIES	2,945.39	11/21/2007
WATER	668593	MISC ACCOUNTS PAYABLE	DUES & PUBLICATIONS	70.00	11/21/2007
WATER	668733	MISC ACCOUNTS PAYABLE	TEMP METERS	11,843.94	11/21/2007
WATER	668668	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	455.00	11/21/2007
WATER	668705	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	76.00	11/21/2007
WATER	668660	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	35.00	11/21/2007
WATER	668812	MISC EMPLOYEE REIMBURSEMENT	CONSERVATION SUPPLIES	57.76	11/21/2007
WATER	668752	MISC EMPLOYEE REIMBURSEMENT	DUES & PUBLICATIONS	50.00	11/21/2007
WATER	668752	MISC EMPLOYEE REIMBURSEMENT	DUES & PUBLICATIONS	70.00	11/21/2007
WATER	668873	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	1,253.05	11/21/2007
WATER	668594	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	32.40	11/21/2007
WATER	668735	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	68.89	11/21/2007
WATER	668618	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	19.64	11/21/2007
WATER	668559	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	125.00	11/21/2007
WATER	668581	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	80.20	11/21/2007
WATER	668623	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	64.44	11/21/2007
WATER	668587	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	117.81	11/21/2007
WATER	668571	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	125.00	11/21/2007
WATER	668568	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	15.55	11/21/2007

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WATER	668746	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	46.42	11/21/2007
WATER	668746	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	32.50	11/21/2007
WATER	668746	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	566.91	11/21/2007
WATER	668650	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	70.35	11/21/2007
WATER	668848	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	15.55	11/21/2007
WATER	668592	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	61.30	11/21/2007
WATER	668678	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	74.29	11/21/2007
WATER	668771	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	97.93	11/21/2007
WATER	668825	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	125.10	11/21/2007
WATER	668536	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	93.00	11/21/2007
WATER	668881	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	84.14	11/21/2007
WATER	668756	MORGAN ALARM COMPANY, INC.	OTHER SERVICES	107.40	11/21/2007
WATER	668761	MWH SOFT, INC	COMPUTER SOFTWARE	800.00	11/21/2007
WATER	668763	NELSON FAMILY OF COMPANIES	OTHER SERVICES	1,530.00	11/21/2007
WATER	668766	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	802.84	11/21/2007
WATER	668766	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	406.86	11/21/2007
WATER	668766	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	332.19	11/21/2007
WATER	668766	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	43.47	11/21/2007
WATER	668769	O'CONNOR LUMBER-ACE HARDWARE	MISC EQUIPMENT	7.29	11/21/2007
WATER	668770	OFFICE DEPOT	OFFICE SUPPLIES	81.15	11/21/2007
WATER	668770	OFFICE DEPOT	OFFICE SUPPLIES	59.90	11/21/2007
WATER	668770	OFFICE DEPOT	OFFICE SUPPLIES	61.59	11/21/2007
WATER	668770	OFFICE DEPOT	CONSERVATION SUPPLIES	21.96	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	135.80	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	4,065.79	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	851.66	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	11.04	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	1,580.06	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	15.55	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	16.21	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	7.72	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	596.04	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	17.15	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	2,562.91	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	91.66	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	11.46	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	133.78	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	4,421.39	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	20.90	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	68.62	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	18.80	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	11.83	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	175.12	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	846.53	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	11.04	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	11.39	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	12.21	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	40.57	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	11.82	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	43.72	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	626.55	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	12.28	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	84,307.18	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	7.72	11/21/2007

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WATER	668776	PACIFIC GAS & ELECTRIC-SACRAM	GAS & ELECTRICITY	16.44	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAM	GAS & ELECTRICITY	303.89	11/21/2007
WATER	668776	PACIFIC GAS & ELECTRIC-SACRAM	GAS & ELECTRICITY	68.66	11/21/2007
WATER	668783	PITNEY BOWES PURCHASE POWER	POSTAGE & MAILING	7.87	11/21/2007
WATER	668785	PLATT ELECTRIC SUPPLY, INC	GENERAL R/M SUPPLIES	167.48	11/21/2007
WATER	668786	POWELL BROS. FEED & PET SUPPL	GENERAL R/M SUPPLIES	5.55	11/21/2007
WATER	668788	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	112.42	11/21/2007
WATER	668788	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	45.55	11/21/2007
WATER	668789	PRAXAIR, INC.	CHEMICAL SUPPLIES	1,818.05	11/21/2007
WATER	668792	PUBLIC FINANCIAL MANAGEMENT	INTEREST EXPENSE	2,340.00	11/21/2007
WATER	668799	RED WING SHOE STORE	OTHER SUPPLIES	100.00	11/21/2007
WATER	668799	RED WING SHOE STORE	CLOTHING & UNIFORMS	100.00	11/21/2007
WATER	668799	RED WING SHOE STORE	CLOTHING & UNIFORMS	100.00	11/21/2007
WATER	668804	REXEL NORCAL VALLEY INC.	GENERAL R/M SUPPLIES	146.14	11/21/2007
WATER	668817	SHIRTS UNLIMITED	OTHER SUPPLIES	234.88	11/21/2007
WATER	668827	STANDARD & POOR'S-CHICAGO	FINANCING SERVICES	3,097.85	11/21/2007
WATER	668831	STEVEN ENGINEERING	GENERAL R/M SUPPLIES	13.16	11/21/2007
WATER	668831	STEVEN ENGINEERING	GENERAL R/M SUPPLIES	266.90	11/21/2007
WATER	668835	SWRCB ACCT. OFFICE	OTHER PROFESSIONAL SERV	1,185.00	11/21/2007
WATER	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	80.83	11/21/2007
WATER	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	246.85	11/21/2007
WATER	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	360.73	11/21/2007
WATER	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	434.65	11/21/2007
WATER	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	239.80	11/21/2007
WATER	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	667.25	11/21/2007
WATER	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	141.49	11/21/2007
WATER	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	707.79	11/21/2007
WATER	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	136.12	11/21/2007
WATER	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	90.91	11/21/2007
WATER	668836	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	112.93	11/21/2007
WATER	668840	TELSTAR	OTHER SERVICES	3,704.86	11/21/2007
WATER	668840	TELSTAR	OTHER SERVICES	2,140.00	11/21/2007
WATER	668840	TELSTAR	OTHER SERVICES	3,440.00	11/21/2007
WATER	668840	TELSTAR	OTHER SERVICES	1,110.00	11/21/2007
WATER	668840	TELSTAR	OTHER SERVICES	1,524.96	11/21/2007
WATER	668840	TELSTAR	OTHER SERVICES	1,550.00	11/21/2007
WATER	668840	TELSTAR	OTHER SERVICES	3,850.00	11/21/2007
WATER	668846	TRANSFORMER TESTING & REPAIR	OTHER SERVICES	2,565.00	11/21/2007
WATER	668853	UNION BANK OF CALIFORNIA, N.A.	FISCAL CHARGES	14.38	11/21/2007
WATER	668854	UNITED LABORATORIES INC	MISC SUPPLIES	250.31	11/21/2007
WATER	668855	UNITED PARCEL SERVICE	POSTAGE & MAILING	20.37	11/21/2007
WATER	668886	US BANK-CORPORATE PMNT SYSTE	GENERAL R/M SUPPLIES	14.54	11/21/2007
WATER	668886	US BANK-CORPORATE PMNT SYSTE	CONSERVATION SUPPLIES	46.37	11/21/2007
WATER	668886	US BANK-CORPORATE PMNT SYSTE	OTHER SUPPLIES	31.25	11/21/2007
WATER	668886	US BANK-CORPORATE PMNT SYSTE	TRAINING & CONFERENCES	525.00	11/21/2007
WATER	668886	US BANK-CORPORATE PMNT SYSTE	GENERAL R/M SUPPLIES	1,000.74	11/21/2007
WATER	668886	US BANK-CORPORATE PMNT SYSTE	GENERAL R/M SUPPLIES	1,495.00	11/21/2007
WATER	668860	USA BLUEBOOK	GENERAL R/M SUPPLIES	2,261.98	11/21/2007
WATER	668866	VALLEJO GARBAGE SERVICE	WASTE DISPOSAL	23,520.00	11/21/2007
WATER	668871	VWR SCIENTIFIC	LABORATORY SUPPLIES	162.19	11/21/2007
WATER	668871	VWR SCIENTIFIC	LABORATORY SUPPLIES	13.55	11/21/2007
WATER	668871	VWR SCIENTIFIC	LABORATORY SUPPLIES	22.64	11/21/2007
WATER	668872	W W GRAINGER INC.	MISC SUPPLIES	161.45	11/21/2007
WATER	668872	W W GRAINGER INC.	OTHER R/M SUPPLIES	67.36	11/21/2007

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Sub total of:WATER				283,268.54	
TRAVIS WATER OPERATING	668542	ALL STAR RENTS #9	MACHINERY & EQUIP RENTAL	72.02	11/21/2007
TRAVIS WATER OPERATING	668542	ALL STAR RENTS #9	MACHINERY & EQUIP RENTAL	256.92	11/21/2007
TRAVIS WATER OPERATING	668574	BOC GASES	CHEMICAL SUPPLIES	850.00	11/21/2007
TRAVIS WATER OPERATING	668637	ENVIRONMENTAL RESOURCE ASSC	LABORATORY SUPPLIES	44.16	11/21/2007
TRAVIS WATER OPERATING	668641	ERIK NUGTEREN/PETTY CASH	OFFICE SUPPLIES	5.94	11/21/2007
TRAVIS WATER OPERATING	668652	FISHER SCIENTIFIC	LABORATORY SUPPLIES	154.09	11/21/2007
TRAVIS WATER OPERATING	668688	HOME DEPOT CREDIT SERVICES	MISC EQUIPMENT	102.64	11/21/2007
TRAVIS WATER OPERATING	668703	JEFFCO PAINTING & COATING INC	OTHER SERVICES	746.00	11/21/2007
TRAVIS WATER OPERATING	668766	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	38.73	11/21/2007
TRAVIS WATER OPERATING	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	3,704.88	11/21/2007
TRAVIS WATER OPERATING	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	8,261.48	11/21/2007
TRAVIS WATER OPERATING	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	68.25	11/21/2007
TRAVIS WATER OPERATING	668784	PITTSBURG WINNELSON	MISC EQUIPMENT	353.56	11/21/2007
TRAVIS WATER OPERATING	668784	PITTSBURG WINNELSON	MISC EQUIPMENT	2,602.07	11/21/2007
TRAVIS WATER OPERATING	668788	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	28.10	11/21/2007
TRAVIS WATER OPERATING	668788	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	11.39	11/21/2007
TRAVIS WATER OPERATING	668804	REXEL NORCAL VALLEY INC.	GENERAL R/M SUPPLIES	1,501.46	11/21/2007
TRAVIS WATER OPERATING	668804	REXEL NORCAL VALLEY INC.	GENERAL R/M SUPPLIES	248.03	11/21/2007
TRAVIS WATER OPERATING	668804	REXEL NORCAL VALLEY INC.	GENERAL R/M SUPPLIES	67.00	11/21/2007
TRAVIS WATER OPERATING	668804	REXEL NORCAL VALLEY INC.	MISC EQUIPMENT	1,428.34	11/21/2007
TRAVIS WATER OPERATING	668804	REXEL NORCAL VALLEY INC.	MISC EQUIPMENT	25,600.35	11/21/2007
TRAVIS WATER OPERATING	668820	SOLANO CTY DEPT OF RESOURCE	OTHER SERVICES	24.00	11/21/2007
TRAVIS WATER OPERATING	668840	TELSTAR	OTHER SERVICES	975.00	11/21/2007
TRAVIS WATER OPERATING	668843	THOMAS & ASSOCIATES DISTRIBU	MISC EQUIPMENT	4,503.31	11/21/2007
TRAVIS WATER OPERATING	668871	VWR SCIENTIFIC	LABORATORY SUPPLIES	162.17	11/21/2007
TRAVIS WATER OPERATING	668871	VWR SCIENTIFIC	LABORATORY SUPPLIES	13.54	11/21/2007
Sub total of:TRAVIS WATER OPERATING				51,823.43	
GREEN VALLEY/CURRY LAKES	668577	BRENT HARRIS CONSTRUCTION	SITE IMPROVEMENTS	15,850.00	11/21/2007
GREEN VALLEY/CURRY LAKES	668582	CAL CARD	GENERAL R/M SUPPLIES	29.01	11/21/2007
GREEN VALLEY/CURRY LAKES	668582	CAL CARD	GENERAL R/M SUPPLIES	29.00	11/21/2007
GREEN VALLEY/CURRY LAKES	668582	CAL CARD	GENERAL R/M SUPPLIES	(29.01)	11/21/2007
GREEN VALLEY/CURRY LAKES	668582	CAL CARD	GENERAL R/M SUPPLIES	(29.00)	11/21/2007
GREEN VALLEY/CURRY LAKES	668637	ENVIRONMENTAL RESOURCE ASSC	LABORATORY SUPPLIES	44.16	11/21/2007
GREEN VALLEY/CURRY LAKES	668652	FISHER SCIENTIFIC	LABORATORY SUPPLIES	154.09	11/21/2007
GREEN VALLEY/CURRY LAKES	668676	HACH COMPANY	GENERAL R/M SUPPLIES	118.85	11/21/2007
GREEN VALLEY/CURRY LAKES	668676	HACH COMPANY	GENERAL R/M SUPPLIES	292.06	11/21/2007
GREEN VALLEY/CURRY LAKES	668676	HACH COMPANY	GENERAL R/M SUPPLIES	1,161.31	11/21/2007
GREEN VALLEY/CURRY LAKES	668676	HACH COMPANY	OTHER SERVICES	1,386.00	11/21/2007
GREEN VALLEY/CURRY LAKES	668676	HACH COMPANY	CHEMICAL SUPPLIES	231.95	11/21/2007
GREEN VALLEY/CURRY LAKES	668683	HERTZ EQUIPMENT CORP./RENTAL	OTHER SERVICES	610.60	11/21/2007
GREEN VALLEY/CURRY LAKES	668688	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	17.09	11/21/2007
GREEN VALLEY/CURRY LAKES	668688	HOME DEPOT CREDIT SERVICES	SITE IMPROVEMENTS	32.24	11/21/2007
GREEN VALLEY/CURRY LAKES	668743	MCMASTER-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	152.57	11/21/2007
GREEN VALLEY/CURRY LAKES	668743	MCMASTER-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	62.91	11/21/2007
GREEN VALLEY/CURRY LAKES	668766	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	51.73	11/21/2007
GREEN VALLEY/CURRY LAKES	668766	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	15.94	11/21/2007
GREEN VALLEY/CURRY LAKES	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	50.51	11/21/2007
GREEN VALLEY/CURRY LAKES	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	337.22	11/21/2007
GREEN VALLEY/CURRY LAKES	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	865.07	11/21/2007
GREEN VALLEY/CURRY LAKES	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	360.65	11/21/2007

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GREEN VALLEY/CURRY LAKES	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	11.83	11/21/2007
GREEN VALLEY/CURRY LAKES	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	2,172.94	11/21/2007
GREEN VALLEY/CURRY LAKES	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	3,803.45	11/21/2007
GREEN VALLEY/CURRY LAKES	668788	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	93.69	11/21/2007
GREEN VALLEY/CURRY LAKES	668788	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	37.95	11/21/2007
GREEN VALLEY/CURRY LAKES	668824	SOLANO GARBAGE CO.	EQUIPMENT R/M SERVICES	44.32	11/21/2007
GREEN VALLEY/CURRY LAKES	668827	STANDARD & POOR'S-CHICAGO	FINANCING SERVICES	402.15	11/21/2007
GREEN VALLEY/CURRY LAKES	668835	SWRCB ACCT. OFFICE	OTHER PROFESSIONAL SERV	1,185.00	11/21/2007
GREEN VALLEY/CURRY LAKES	668840	TELSTAR	OTHER SERVICES	850.00	11/21/2007
GREEN VALLEY/CURRY LAKES	668857	UNLIMITED ACTUATOR REPAIR	GENERAL R/M SUPPLIES	421.18	11/21/2007
GREEN VALLEY/CURRY LAKES	668886	US BANK-CORPORATE PMNT SYSTE	GENERAL R/M SUPPLIES	29.01	11/21/2007
GREEN VALLEY/CURRY LAKES	668886	US BANK-CORPORATE PMNT SYSTE	GENERAL R/M SUPPLIES	29.00	11/21/2007
GREEN VALLEY/CURRY LAKES	668871	VWR SCIENTIFIC	LABORATORY SUPPLIES	162.17	11/21/2007
GREEN VALLEY/CURRY LAKES	668871	VWR SCIENTIFIC	LABORATORY SUPPLIES	13.54	11/21/2007
Sub total of:GREEN VALLEY/CURRY LAKES				31,051.18	
WATER FAC TAX/CONNECT FEE	668884	3-G WELDING AND FABRICATION	FLEMING HILL WTP UPGRADES	17,292.50	11/21/2007
WATER FAC TAX/CONNECT FEE	668606	COMPLETE WELDER	FLEMING HILL WTP UPGRADES	330.59	11/21/2007
WATER FAC TAX/CONNECT FEE	668647	FAST FABRICATORS INC	RESERVOIR REHAB RD/STRCTL	10,349.88	11/21/2007
WATER FAC TAX/CONNECT FEE	668665	GENERAL PLUMBING SUPPLY CO IN	FLEMING HILL WTP UPGRADES	11.20	11/21/2007
WATER FAC TAX/CONNECT FEE	668688	HOME DEPOT CREDIT SERVICES	FLEMING HILL WTP UPGRADES	108.20	11/21/2007
WATER FAC TAX/CONNECT FEE	668688	HOME DEPOT CREDIT SERVICES	FLEMING HILL WTP UPGRADES	68.64	11/21/2007
WATER FAC TAX/CONNECT FEE	668743	MCMASTER-CARR SUPPLY COMPAN	FLEMING HILL WTP UPGRADES	112.96	11/21/2007
WATER FAC TAX/CONNECT FEE	668743	MCMASTER-CARR SUPPLY COMPAN	FLEMING HILL WTP UPGRADES	849.11	11/21/2007
WATER FAC TAX/CONNECT FEE	668743	MCMASTER-CARR SUPPLY COMPAN	FLEMING HILL WTP UPGRADES	96.39	11/21/2007
WATER FAC TAX/CONNECT FEE	668743	MCMASTER-CARR SUPPLY COMPAN	FLEMING HILL WTP UPGRADES	207.39	11/21/2007
WATER FAC TAX/CONNECT FEE	668743	MCMASTER-CARR SUPPLY COMPAN	FLEMING HILL WTP UPGRADES	372.68	11/21/2007
WATER FAC TAX/CONNECT FEE	668743	MCMASTER-CARR SUPPLY COMPAN	FLEMING HILL WTP UPGRADES	779.10	11/21/2007
WATER FAC TAX/CONNECT FEE	668743	MCMASTER-CARR SUPPLY COMPAN	FLEMING HILL WTP UPGRADES	795.67	11/21/2007
WATER FAC TAX/CONNECT FEE	668743	MCMASTER-CARR SUPPLY COMPAN	FLEMING HILL WTP UPGRADES	96.49	11/21/2007
WATER FAC TAX/CONNECT FEE	668755	MOORE TRUCK LINES	RESERVOIR REHAB RD/STRCTL	522.48	11/21/2007
WATER FAC TAX/CONNECT FEE	668767	NORTH BAY CONSTRUCTION, INC.	WTR MAIN(ST63 WILSON AVE)	677.47	11/21/2007
WATER FAC TAX/CONNECT FEE	668769	O'CONNOR LUMBER-ACE HARDWARE	FLEMING HILL WTP UPGRADES	8.57	11/21/2007
WATER FAC TAX/CONNECT FEE	668769	O'CONNOR LUMBER-ACE HARDWARE	FLEMING HILL WTP UPGRADES	30.26	11/21/2007
WATER FAC TAX/CONNECT FEE	668769	O'CONNOR LUMBER-ACE HARDWARE	FLEMING HILL WTP UPGRADES	6.42	11/21/2007
WATER FAC TAX/CONNECT FEE	668819	SOARES PIPELINE INC.	WATER MAIN CIP 06/07	223,578.00	11/21/2007
Sub total of:WATER FAC TAX/CONNECT FEE				256,294.00	
TRAVIS CAPITAL EQ RESERVE	668641	ERIK NUGTEREN/PETTY CASH	TRAVIS-BACK AVE PUMP STA	16.25	11/21/2007
TRAVIS CAPITAL EQ RESERVE	668880	WINZLER & KELLY CONSULTING EN	TRAVIS-BACK AVE PUMP STA	17,494.83	11/21/2007
Sub total of:TRAVIS CAPITAL EQ RESERVE				17,511.08	
MARINA	668665	GENERAL PLUMBING SUPPLY CO IN	GENERAL R/M SUPPLIES	437.91	11/21/2007
MARINA	668665	GENERAL PLUMBING SUPPLY CO IN	GENERAL R/M SUPPLIES	138.92	11/21/2007
MARINA	668695	INTELLIGENT PRODUCTS, INC	GENERAL R/M SUPPLIES	794.86	11/21/2007
MARINA	668721	LATITUDE 38	PUBLICITY & ADVERTISING	1,245.00	11/21/2007
MARINA	668765	NEWCOMB & SONS	GENERAL R/M SUPPLIES	322.13	11/21/2007
MARINA	668769	O'CONNOR LUMBER-ACE HARDWARE	GENERAL R/M SUPPLIES	62.19	11/21/2007
MARINA	668792	PUBLIC FINANCIAL MANAGEMENT	DEBT SVC ADMIN	540.00	11/21/2007
MARINA	668798	RECPUB PRINT LLC	PUBLICITY & ADVERTISING	359.75	11/21/2007
MARINA	668876	WESTAFF	OTHER SERVICES	1,165.28	11/21/2007
MARINA	668876	WESTAFF	OTHER SERVICES	1,101.04	11/21/2007

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Sub total of:MARINA				.6,167.08	
LOCAL TRANSPORTATION	668550	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	55.80	11/21/2007
LOCAL TRANSPORTATION	668550	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	55.80	11/21/2007
LOCAL TRANSPORTATION	668550	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	55.80	11/21/2007
LOCAL TRANSPORTATION	668550	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	55.80	11/21/2007
LOCAL TRANSPORTATION	668564	BAY AREA RAPID TRANSIT DIST	PUR TRANSP-PARATRANSIT	1,472.25	11/21/2007
LOCAL TRANSPORTATION	668572	BLUE AND GOLD FLEET		320,688.89	11/21/2007
LOCAL TRANSPORTATION	668572	BLUE AND GOLD FLEET		4,865.56	11/21/2007
LOCAL TRANSPORTATION	668572	BLUE AND GOLD FLEET		9,141.99	11/21/2007
LOCAL TRANSPORTATION	668572	BLUE AND GOLD FLEET		90,922.96	11/21/2007
LOCAL TRANSPORTATION	668572	BLUE AND GOLD FLEET		20,072.60	11/21/2007
LOCAL TRANSPORTATION	668572	BLUE AND GOLD FLEET		(2,262.86)	11/24/2007
LOCAL TRANSPORTATION	668572	BLUE AND GOLD FLEET		31,581.00	11/21/2007
LOCAL TRANSPORTATION	668572	BLUE AND GOLD FLEET		40,749.01	11/21/2007
LOCAL TRANSPORTATION	668572	BLUE AND GOLD FLEET		10,450.17	11/21/2007
LOCAL TRANSPORTATION	668584	CALTIP	INSURANCE PREMIUMS	7,806.64	11/21/2007
LOCAL TRANSPORTATION	668584	CALTIP	INSURANCE PREMIUMS	16,143.10	11/21/2007
LOCAL TRANSPORTATION	668584	CALTIP	INSURANCE PREMIUMS	6,636.58	11/21/2007
LOCAL TRANSPORTATION	668584	CALTIP	INSURANCE PREMIUMS	3,014.74	11/21/2007
LOCAL TRANSPORTATION	668601	CIT TECHNOLOGY FIN SERV INC	PRINTING & BINDING	392.44	11/21/2007
LOCAL TRANSPORTATION	668696	IPC (USA), INC	PUR TRANSP-PARATRANSIT	909.89	11/21/2007
LOCAL TRANSPORTATION	668699	ISLAND ENERGY	GAS & ELECTRICITY	2,575.47	11/21/2007
LOCAL TRANSPORTATION	668726	LIBERTY TRANSIT INC	SCRIPS PAYMENTS -TAXI	2,033.00	11/21/2007
LOCAL TRANSPORTATION	668726	LIBERTY TRANSIT INC	SCRIPS PAYMENTS -TAXI	1,600.00	11/21/2007
LOCAL TRANSPORTATION	668731	M & M SANITARY	BUILDING R & M SERVICES	1,097.19	11/21/2007
LOCAL TRANSPORTATION	668731	M & M SANITARY	BUILDING R & M SERVICES	154.89	11/21/2007
LOCAL TRANSPORTATION	668756	MORGAN ALARM COMPANY, INC.	SECURITY SERVICES	150.00	11/21/2007
LOCAL TRANSPORTATION	668760	MV TRANSPORTATION INC	PUR TRANSP-PARATRANSIT	37,304.00	11/21/2007
LOCAL TRANSPORTATION	668760	MV TRANSPORTATION INC	PUR TRANSP-PARATRANSIT	49,259.22	11/21/2007
LOCAL TRANSPORTATION	668766	NEXTEL COMMUNICATIONS	TELEPHONE & TELEGRAPH	283.52	11/21/2007
LOCAL TRANSPORTATION	668772	OPIS ENERGY GROUP	DUES & PUBLICATIONS	183.00	11/21/2007
LOCAL TRANSPORTATION	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	149.66	11/21/2007
LOCAL TRANSPORTATION	668776	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	9.43	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,038.00	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,132.80	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,222.16	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	11,926.97	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	10,204.35	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	2,512.40	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	9,239.34	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	8,732.92	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	10,415.35	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	2,354.85	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	9,230.90	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,730.82	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	10,156.52	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	1,778.30	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	8,891.50	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	3,779.94	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	9,796.20	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	9,756.61	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	13,519.60	11/21/2007

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LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	7,486.38	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	4,410.41	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,756.26	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	13,711.84	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	10,280.97	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	9,091.51	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	5,843.49	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	13,472.64	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,763.71	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,381.07	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	4,327.44	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	9,503.76	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	5,068.67	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	6,840.25	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	19,874.73	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	20,666.51	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	20,663.75	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	20,733.11	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	21,808.51	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	2,042.54	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	3,444.83	11/21/2007
LOCAL TRANSPORTATION	668802	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	4,044.30	11/21/2007
LOCAL TRANSPORTATION	668815	SERVICE PRO SECURITY	SECURITY SERVICES	9,146.00	11/21/2007
LOCAL TRANSPORTATION	668815	SERVICE PRO SECURITY	SECURITY SERVICES	4,692.00	11/21/2007
LOCAL TRANSPORTATION	668856	UNIVERSAL BUILDING SERVICES	OTHER SERVICES	258.00	11/21/2007
LOCAL TRANSPORTATION	668859	US BANK-CORPORATE PMNT SYSTE	PUBLICITY & ADVERTISING	29.95	11/21/2007
LOCAL TRANSPORTATION	668863	VALLEJO CITIZENS TRANSIT CORP		279,649.00	11/21/2007
LOCAL TRANSPORTATION	668863	VALLEJO CITIZENS TRANSIT CORP		147,513.75	11/21/2007
LOCAL TRANSPORTATION	668863	VALLEJO CITIZENS TRANSIT CORP		140,571.00	11/21/2007
LOCAL TRANSPORTATION	668863	VALLEJO CITIZENS TRANSIT CORP		47,813.00	11/21/2007
LOCAL TRANSPORTATION	668863	VALLEJO CITIZENS TRANSIT CORP		5,198.00	11/21/2007
LOCAL TRANSPORTATION	668870	VETERANS CORP/YELLOW CAB CO	SCRIPS PAYMENTS -TAXI	1,570.00	11/21/2007
LOCAL TRANSPORTATION	668870	VETERANS CORP/YELLOW CAB CO	SCRIPS PAYMENTS -TAXI	2,356.00	11/21/2007
LOCAL TRANSPORTATION	668883	ZIEGLER & SON PUBLISHING	PUBLICITY & ADVERTISING	2,995.00	11/21/2007
LOCAL TRANSPORTATION	668883	ZIEGLER & SON PUBLISHING	PUBLICITY & ADVERTISING	2,000.00	11/21/2007
Sub total of:LOCAL TRANSPORTATION				1,714,035.45	
TRANSPORTATION - CAPITAL	668681	HARRIS & ASSOCIATES	PARKING/BUS TRNSFR-LEMON	1,384.00	11/21/2007
TRANSPORTATION - CAPITAL	668880	WINZLER & KELLY CONSULTING EN	SITE IMPROVEMENTS	131,374.44	11/21/2007
Sub total of:TRANSPORTATION - CAPITAL				132,758.44	
GOLF COURSE	668792	PUBLIC FINANCIAL MANAGEMENT	DEBT SVC ADMIN	300.00	11/21/2007
Sub total of:GOLF COURSE				300.00	
CORPORATION SHOP	668552	ARENS BROS ENVIRONMENTAL SVCS	FUEL & LUBE SUPPLIES	65.00	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	310.90	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	188.12	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	194.24	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	235.15	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	(20.12)	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	(4.83)	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	2.80	11/21/2007

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CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	6.07	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	6.07	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	7.51	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	8.40	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	ELECTRICAL SUPPLIES	17.78	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	27.92	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	78.58	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	84.82	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	110.27	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	115.45	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	486.56	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	6.12	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	7.51	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	11.69	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	42.64	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	86.45	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	348.22	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	(184.80)	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	5.36	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	(374.73)	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	SMALL TOOL & INSTRUMENTS	31.13	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	2.10	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	370.25	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	24.53	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	18.68	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	20.12	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	12.83	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	3.76	11/21/2007
CORPORATION SHOP	668569	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	100.85	11/21/2007
CORPORATION SHOP	668582	CAL CARD	OTHER SUPPLIES	62.49	11/21/2007
CORPORATION SHOP	668582	CAL CARD	OTHER SUPPLIES	(62.49)	11/21/2007
CORPORATION SHOP	668589	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	2.12	11/21/2007
CORPORATION SHOP	668589	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	6.02	11/21/2007
CORPORATION SHOP	668589	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	9.64	11/21/2007
CORPORATION SHOP	668589	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	26.61	11/21/2007
CORPORATION SHOP	668589	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	26.61	11/21/2007
CORPORATION SHOP	668589	CARQUEST AUTO PARTS	GENERAL R/M SUPPLIES	5.30	11/21/2007
CORPORATION SHOP	668619	DAY WIRELESS SYSTEMS	RADIO R/M SERVICES	813.00	11/21/2007
CORPORATION SHOP	668622	DEPENDABLE TIRE SOLUTIONS/	VEHICLE SUPPLIES	603.00	11/21/2007
CORPORATION SHOP	668622	DEPENDABLE TIRE SOLUTIONS/	VEHICLE SUPPLIES	87.68	11/21/2007
CORPORATION SHOP	668622	DEPENDABLE TIRE SOLUTIONS/	VEHICLE SUPPLIES	245.65	11/21/2007
CORPORATION SHOP	668638	ENVIRONMENTAL SYSTEMS PRODU	FIELD EQUIPMENT	4,831.88	11/21/2007
CORPORATION SHOP	668675	H-D/BUELL OF VALLEJO, INC.	OTHER SERVICES	316.90	11/21/2007
CORPORATION SHOP	668675	H-D/BUELL OF VALLEJO, INC.	OTHER SERVICES	244.65	11/21/2007
CORPORATION SHOP	668675	H-D/BUELL OF VALLEJO, INC.	OTHER SERVICES	844.65	11/21/2007
CORPORATION SHOP	668675	H-D/BUELL OF VALLEJO, INC.	OTHER SERVICES	304.71	11/21/2007
CORPORATION SHOP	668675	H-D/BUELL OF VALLEJO, INC.	OTHER SERVICES	307.04	11/21/2007
CORPORATION SHOP	668675	H-D/BUELL OF VALLEJO, INC.	OTHER SERVICES	572.03	11/21/2007
CORPORATION SHOP	668675	H-D/BUELL OF VALLEJO, INC.	OTHER SERVICES	237.13	11/21/2007
CORPORATION SHOP	668675	H-D/BUELL OF VALLEJO, INC.	OTHER SERVICES	353.30	11/21/2007
CORPORATION SHOP	668675	H-D/BUELL OF VALLEJO, INC.	OTHER SERVICES	316.90	11/21/2007
CORPORATION SHOP	668675	H-D/BUELL OF VALLEJO, INC.	OTHER SERVICES	313.46	11/21/2007
CORPORATION SHOP	668675	H-D/BUELL OF VALLEJO, INC.	OTHER SERVICES	23.57	11/21/2007
CORPORATION SHOP	668675	H-D/BUELL OF VALLEJO, INC.	OTHER SERVICES	383.77	11/21/2007

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CORPORATION SHOP	668675	H-D/BUPELL OF VALLEJO, INC.	OTHER SERVICES	27.77	11/21/2007
CORPORATION SHOP	668675	H-D/BUPELL OF VALLEJO, INC.	OTHER SERVICES	346.60	11/21/2007
CORPORATION SHOP	668675	H-D/BUPELL OF VALLEJO, INC.	OTHER SERVICES	27.77	11/21/2007
CORPORATION SHOP	668675	H-D/BUPELL OF VALLEJO, INC.	OTHER SERVICES	14.17	11/21/2007
CORPORATION SHOP	668675	H-D/BUPELL OF VALLEJO, INC.	OTHER SERVICES	(232.09)	11/21/2007
CORPORATION SHOP	668679	HARBOR FREIGHT TOOLS	SMALL TOOL & INSTRUMENTS	17.17	11/21/2007
CORPORATION SHOP	668686	HI-TECH E V S, INC	VEHICLE SUPPLIES	408.86	11/21/2007
CORPORATION SHOP	668696	IPC (USA), INC	FUEL & LUBE SUPPLIES	25,192.94	11/21/2007
CORPORATION SHOP	668723	LEHR AUTO ELECTRIC	VEHICLE SUPPLIES	195.97	11/21/2007
CORPORATION SHOP	668723	LEHR AUTO ELECTRIC	VEHICLE SUPPLIES	197.69	11/21/2007
CORPORATION SHOP	668723	LEHR AUTO ELECTRIC	VEHICLE SUPPLIES	347.55	11/21/2007
CORPORATION SHOP	668728	LIPPINCOTT SUPPLY CO INC	VEHICLE SUPPLIES	4.78	11/21/2007
CORPORATION SHOP	668751	MISC EMPLOYEE REIMBURSEMENT	COMPUTER SOFTWARE	291.22	11/21/2007
CORPORATION SHOP	668773	ORCHARD SUPPLY HARDWARE	SMALL TOOL & INSTRUMENTS	107.74	11/21/2007
CORPORATION SHOP	668787	POWER PLAN	VEHICLE SUPPLIES	19.52	11/21/2007
CORPORATION SHOP	668841	TEM AUTO PARTS, NAPA	VEHICLE SUPPLIES	228.98	11/21/2007
CORPORATION SHOP	668841	TEM AUTO PARTS, NAPA	VEHICLE SUPPLIES	(121.51)	11/21/2007
CORPORATION SHOP	668841	TEM AUTO PARTS, NAPA	VEHICLE SUPPLIES	84.72	11/21/2007
CORPORATION SHOP	668841	TEM AUTO PARTS, NAPA	GENERAL R/M SUPPLIES	300.28	11/21/2007
CORPORATION SHOP	668841	TEM AUTO PARTS, NAPA	VEHICLE SUPPLIES	5.20	11/21/2007
CORPORATION SHOP	668841	TEM AUTO PARTS, NAPA	GENERAL R/M SUPPLIES	18.86	11/21/2007
CORPORATION SHOP	668841	TEM AUTO PARTS, NAPA	ELECTRICAL SUPPLIES	28.65	11/21/2007
CORPORATION SHOP	668886	US BANK-CORPORATE PMNT SYSTE	OTHER SUPPLIES	62.49	11/21/2007
CORPORATION SHOP	668861	VACA VALLEY TRUCK&SPORT UTILI	VEHICLE SUPPLIES	73.02	11/21/2007
CORPORATION SHOP	668879	WILSON CORNELIUS FORD	VEHICLE SUPPLIES	18.07	11/21/2007
CORPORATION SHOP	668879	WILSON CORNELIUS FORD	VEHICLE SUPPLIES	20.53	11/21/2007
CORPORATION SHOP	668879	WILSON CORNELIUS FORD	VEHICLE SUPPLIES	53.93	11/21/2007
CORPORATION SHOP	668879	WILSON CORNELIUS FORD	VEHICLE SUPPLIES	47.09	11/21/2007
CORPORATION SHOP	668879	WILSON CORNELIUS FORD	VEHICLE SUPPLIES	100.43	11/21/2007
CORPORATION SHOP	668879	WILSON CORNELIUS FORD	VEHICLE SUPPLIES	220.11	11/21/2007
Sub total of:CORPORATION SHOP				41,437.53	
SELF INSURANCE	668629	DU-ALL SAFETY, LLC	OTHER SERVICES	7,900.00	11/21/2007
SELF INSURANCE	668656	FOSTER LUMBER YARD		90.37	11/21/2007
SELF INSURANCE	668656	FOSTER LUMBER YARD		54.22	11/21/2007
SELF INSURANCE	668656	FOSTER LUMBER YARD		5.81	11/21/2007
SELF INSURANCE	668666	GEORGE HILLS COMPANY INC-RC	CLAIM ADMINISTRATOR FEES	10,534.32	11/21/2007
SELF INSURANCE	668673	GREGORY B BRAGG & ASSOC	CLAIM ADMINISTRATOR FEES	20,000.00	11/21/2007
SELF INSURANCE	668688	HOME DEPOT CREDIT SERVICES		70.78	11/21/2007
SELF INSURANCE	668688	HOME DEPOT CREDIT SERVICES		39.20	11/21/2007
SELF INSURANCE	668713	KELLY-MOORE PAINT CO., INC		9.28	11/21/2007
SELF INSURANCE	668769	O'CONNOR LUMBER-ACE HARDWAI		29.60	11/21/2007
SELF INSURANCE	668769	O'CONNOR LUMBER-ACE HARDWAI		25.75	11/21/2007
SELF INSURANCE	668769	O'CONNOR LUMBER-ACE HARDWAI		156.90	11/21/2007
SELF INSURANCE	668770	OFFICE DEPOT	OFFICE SUPPLIES	68.83	11/21/2007
SELF INSURANCE	668777	PACIFIC STORAGE	OFFICE SUPPLIES	15.44	11/21/2007
SELF INSURANCE	668791	PROTOUCH PAINTING		4,401.50	11/21/2007
Sub total of:SELF INSURANCE				43,402.00	
ADMINISTRATIVE FUND	668808	MISC ACCOUNTS PAYABLE	DEPOSITS-DEVELOPERS	1,400.00	11/21/2007
Sub total of:ADMINISTRATIVE FUND				1,400.00	

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PAYROLL BENEFITS	668858	UNUM PROVIDENT	LONG-TERM CARE	926.77	11/21/2007
Sub total of:PAYROLL BENEFITS				926.77	
VRA ADMINISTRATION	668718	KLEINFELDER, INC	OTHER PROFESSIONAL SERV	171.00	11/21/2007
VRA ADMINISTRATION	668741	MCDONOUGH, HOLLAND & ALLEN	LEGAL FEES	118.56	11/21/2007
VRA ADMINISTRATION	668776	PACIFIC GAS & ELECTRIC-SACRAMI	MISC. EXPENSES	30.01	11/21/2007
VRA ADMINISTRATION	668792	PUBLIC FINANCIAL MANAGEMENT	OTHER PROFESSIONAL SERV	420.00	11/21/2007
Sub total of:VRA ADMINISTRATION				739.57	
VRA-AFFORDABLE HOUSING	668545	AMERINATIONAL COMMUNITY SERV	COLLECTION FEES	43.15	11/21/2007
Sub total of:VRA-AFFORDABLE HOUSING				43.15	
VRA-FLOSDEN ACRES CAPITAL	668625	DONALD C. PIPKINS	RENTAL SUBSIDY	8,835.28	11/21/2007
Sub total of:VRA-FLOSDEN ACRES CAPITAL				8,835.28	
MERGED PROJECT AREAS	668612	COX, CASTLE & NICHOLSON LLP	LEGAL FEES	1,820.92	11/21/2007
MERGED PROJECT AREAS	668741	MCDONOUGH, HOLLAND & ALLEN	LEGAL FEES	444.60	11/21/2007
MERGED PROJECT AREAS	668741	MCDONOUGH, HOLLAND & ALLEN	LEGAL FEES	1,007.76	11/21/2007
MERGED PROJECT AREAS	668741	MCDONOUGH, HOLLAND & ALLEN	LEGAL FEES	1,216.80	11/21/2007
Sub total of:MERGED PROJECT AREAS				4,490.08	
DOWNTOWN DDA	668529	A. PLESCIA & CO.	OTHER PROFESSIONAL SERV	1,800.00	11/21/2007
DOWNTOWN DDA	668529	A. PLESCIA & CO.	OTHER PROFESSIONAL SERV	5,750.00	11/21/2007
DOWNTOWN DDA	668741	MCDONOUGH, HOLLAND & ALLEN	LEGAL FEES	1,304.16	11/21/2007
DOWNTOWN DDA	668741	MCDONOUGH, HOLLAND & ALLEN	LEGAL FEES	5,630.52	11/21/2007
Sub total of:DOWNTOWN DDA				14,484.68	
VRA-MARINA VISTA D/S	668575	BONDLOGISTIX LLC	DEBT SVC ADMIN	1,146.60	11/21/2007
Sub total of:VRA-MARINA VISTA D/S				1,146.60	
VRA-VJO CENTRAL DEBT SVC	668575	BONDLOGISTIX LLC	DEBT SVC ADMIN	653.40	11/21/2007
Sub total of:VRA-VJO CENTRAL DEBT SVC				653.40	
Grand Total:				\$3,711,268.62	

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GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	359.28	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	11,087.38	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	1,979.05	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	730.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	89.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	686.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	267.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	235.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	235.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	235.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	281.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	119.46	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	613.87	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	430.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(359.28)	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(11,087.38)	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(1,979.05)	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(730.00)	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(89.00)	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(686.00)	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(267.00)	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(235.00)	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(235.00)	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(235.00)	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(281.00)	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(119.46)	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(613.87)	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(430.00)	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	359.28	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	11,087.38	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	1,979.05	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	730.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	89.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	686.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	267.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	235.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	235.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	235.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	281.00	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	119.46	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	613.87	11/27/2007
GENERAL FUND	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	430.00	11/27/2007
GENERAL FUND	668889	FLAGS AROUND THE WORLD	OTHER SUPPLIES	78.51	11/27/2007
GENERAL FUND	668889	FLAGS AROUND THE WORLD	OTHER SUPPLIES	(78.51)	11/27/2007
GENERAL FUND	668889	FLAGS AROUND THE WORLD	OTHER SUPPLIES	78.51	11/27/2007
GENERAL FUND	668891	KAM ENVIRONMENTAL INC	BUILDING R & M SERVICES	150.00	11/27/2007
GENERAL FUND	668891	KAM ENVIRONMENTAL INC	BUILDING R & M SERVICES	(150.00)	11/27/2007
GENERAL FUND	668891	KAM ENVIRONMENTAL INC	BUILDING R & M SERVICES	150.00	11/27/2007
GENERAL FUND	668893	MTC DISTRIBUTING	OTHER SERVICES	582.09	11/27/2007
GENERAL FUND	668898	SUTTER SOLANO MEDICAL CENTER	MEDICAL SUPPLIES	0.99	11/27/2007
GENERAL FUND	668898	SUTTER SOLANO MEDICAL CENTER	MEDICAL SUPPLIES	6.44	11/27/2007
GENERAL FUND	668898	SUTTER SOLANO MEDICAL CENTER	MEDICAL SUPPLIES	4.44	11/27/2007

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Description	Check No.	Vendor Name	Object Description	Amount	Check Date
Sub total of:GENERAL FUND				18,169.51	
MARE ISLAND CFD 2002-1	668888	DEPENDABLE JANITORIAL	OTHER SERVICES	345.00	11/27/2007
MARE ISLAND CFD 2002-1	668888	DEPENDABLE JANITORIAL	OTHER SERVICES	(345.00)	11/27/2007
MARE ISLAND CFD 2002-1	668888	DEPENDABLE JANITORIAL	OTHER SERVICES	345.00	11/27/2007
Sub total of:MARE ISLAND CFD 2002-1				345.00	
CITY SECTION 8 VOUCHERS	668894	MISC ACCOUNTS PAYABLE	FSS ESCROW-SEC 8 VOUCHER	5,902.00	11/27/2007
CITY SECTION 8 VOUCHERS	668894	MISC ACCOUNTS PAYABLE	FSS ESCROW-SEC 8 VOUCHER	625.11	11/27/2007
Sub total of:CITY SECTION 8 VOUCHERS				6,527.11	
STATE GAS TAX	668897	STATE CHEMICAL MFG CO	GENERAL R/M SUPPLIES	410.35	11/27/2007
STATE GAS TAX	668897	STATE CHEMICAL MFG CO	GENERAL R/M SUPPLIES	(410.35)	11/27/2007
STATE GAS TAX	668897	STATE CHEMICAL MFG CO	GENERAL R/M SUPPLIES	410.35	11/27/2007
Sub total of:STATE GAS TAX				410.35	
WATER	668891	KAM ENVIRONMENTAL INC	OTHER SERVICES	150.00	11/27/2007
WATER	668891	KAM ENVIRONMENTAL INC	OTHER SERVICES	(150.00)	11/27/2007
WATER	668891	KAM ENVIRONMENTAL INC	OTHER SERVICES	150.00	11/27/2007
WATER	668892	MCMaster-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	30.41	11/27/2007
WATER	668895	REXEL NORCAL VALLEY INC.	GENERAL R/M SUPPLIES	26.97	11/27/2007
WATER	668896	SOLANO CTY DEPT OF RESOURCE	OTHER PROFESSIONAL SERV	270.00	11/27/2007
Sub total of:WATER				477.38	
TRAVIS WATER OPERATING	668895	REXEL NORCAL VALLEY INC.	GENERAL R/M SUPPLIES	29.14	11/27/2007
TRAVIS WATER OPERATING	668895	REXEL NORCAL VALLEY INC.	GENERAL R/M SUPPLIES	103.08	11/27/2007
Sub total of:TRAVIS WATER OPERATING				132.22	
WATER FAC TAX/CONNECT FEE	668892	MCMaster-CARR SUPPLY COMPAN	FLEMING HILL WTP UPGRADES	40.81	11/27/2007
Sub total of:WATER FAC TAX/CONNECT FEE				40.81	
MARINA	668891	KAM ENVIRONMENTAL INC	EQUIPMENT R/M SERVICES	150.00	11/27/2007
MARINA	668891	KAM ENVIRONMENTAL INC	EQUIPMENT R/M SERVICES	(150.00)	11/27/2007
MARINA	668891	KAM ENVIRONMENTAL INC	EQUIPMENT R/M SERVICES	150.00	11/27/2007
Sub total of:MARINA				150.00	
LOCAL TRANSPORTATION	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	65.00	11/27/2007
LOCAL TRANSPORTATION	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	43.00	11/27/2007
LOCAL TRANSPORTATION	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	692.98	11/27/2007
LOCAL TRANSPORTATION	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	2,771.56	11/27/2007
LOCAL TRANSPORTATION	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(65.00)	11/27/2007
LOCAL TRANSPORTATION	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(43.00)	11/27/2007
LOCAL TRANSPORTATION	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(692.98)	11/27/2007
LOCAL TRANSPORTATION	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	(2,771.56)	11/27/2007
LOCAL TRANSPORTATION	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	65.00	11/27/2007
LOCAL TRANSPORTATION	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	43.00	11/27/2007
LOCAL TRANSPORTATION	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	692.98	11/27/2007
LOCAL TRANSPORTATION	668888	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	2,771.56	11/27/2007
LOCAL TRANSPORTATION	668891	KAM ENVIRONMENTAL INC	BUILDING R & M SERVICES	150.00	11/27/2007
LOCAL TRANSPORTATION	668891	KAM ENVIRONMENTAL INC	BUILDING R & M SERVICES	(150.00)	11/27/2007

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Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
LOCAL TRANSPORTATION	668891	KAM ENVIRONMENTAL INC	BUILDING R & M SERVICES	150.00	11/27/2007
Sub total of:LOCAL TRANSPORTATION				3,722.54	
CORPORATION SHOP	668891	KAM ENVIRONMENTAL INC	OTHER SERVICES	150.00	11/27/2007
CORPORATION SHOP	668891	KAM ENVIRONMENTAL INC	OTHER SERVICES	(150.00)	11/27/2007
CORPORATION SHOP	668891	KAM ENVIRONMENTAL INC	OTHER SERVICES	150.00	11/27/2007
Sub total of:CORPORATION SHOP				150.00	
SELF INSURANCE	668890	GREGORY B BRAGG & ASSOC	CLAIM ADMINISTRATOR FEES	20,000.00	11/27/2007
Sub total of:SELF INSURANCE				20,000.00	
Grand Total:				\$50,124.92	

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Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	668899	BENICIA VALLEJO HUMANE SOCIET	ANIMAL CONTROL SERVICES	27,574.00	11/29/2007
Sub total of:GENERAL FUND				27,574.00	
2000 CIP COPs (\$30.38 Mn)	668901	LEHMAN BROTHERS INC.	REMARKETING	1,528.85	11/29/2007
Sub total of:2000 CIP COPs (\$30.38 Mn)				1,528.85	
2002 COP DEBT SVC FUND	668901	LEHMAN BROTHERS INC.	REMARKETING	1,748.50	11/29/2007
Sub total of:2002 COP DEBT SVC FUND				1,748.50	
2003 COPs (\$8m)	668901	LEHMAN BROTHERS INC.	REMARKETING	656.03	11/29/2007
Sub total of:2003 COPs (\$8m)				656.03	
WATER	668900	JOHN F. MAHANEY	MISC SUPPLIES	7.99	11/29/2007
Sub total of:WATER				7.99	
MARINA	668901	LEHMAN BROTHERS INC.	DEBT SVC ADMIN	2,624.51	11/29/2007
MARINA	668901	LEHMAN BROTHERS INC.	DEBT SVC ADMIN	199.85	11/29/2007
Sub total of:MARINA				2,824.36	
GOLF COURSE	668901	LEHMAN BROTHERS INC.	REMARKETING	1,720.27	11/29/2007
Sub total of:GOLF COURSE				1,720.27	
PAYROLL BENEFITS	668902	PERS - PUBLIC EMPLOYEE RETIRE	PERS - REGULAR	669,744.23	11/29/2007
PAYROLL BENEFITS	668902	PERS - PUBLIC EMPLOYEE RETIRE	PERS - 1959 SURVIVOR	225.06	11/29/2007
PAYROLL BENEFITS	668902	PERS - PUBLIC EMPLOYEE RETIRE	PERS BUYBACK	323.94	11/29/2007
PAYROLL BENEFITS	668902	PERS - PUBLIC EMPLOYEE RETIRE	PERS - REGULAR	0.02	11/29/2007
Sub total of:PAYROLL BENEFITS				670,293.25	
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	1,061.25	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	210.12	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	2,731.62	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	212.25	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	495.25	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	787.30	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	1,415.00	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	4,018.42	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	116.92	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	639.76	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	44.67	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	524.55	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	161.65	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	63.45	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	1,788.43	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	1,410.99	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	1,901.07	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	867.10	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	779.35	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	707.50	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	707.50	11/29/2007
MERGED PROJECT AREAS	668903	SOLANO CTY ASSESSOR	TAXES	619.75	11/29/2007

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Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
Sub total of:MERGED PROJECT AREAS				21,263.90	
VRA-MARINA VISTA D/S	668901	LEHMAN BROTHERS INC.	DEBT SVC ADMIN	416.24	11/29/2007
Sub total of:VRA-MARINA VISTA D/S				416.24	
Grand Total:				\$728,033.39	

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Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	668906	BARTEE, THOMAS	COUNCIL REIMBURSABLE EXP	325.00	11/30/2007
GENERAL FUND	668907	GOMES, STEPHANIE	COUNCIL REIMBURSABLE EXP	325.00	11/30/2007
GENERAL FUND	668908	HANNIGAN, ERIN	COUNCIL REIMBURSABLE EXP	325.00	11/30/2007
GENERAL FUND	668909	HERMINIO SUNGA	COUNCIL REIMBURSABLE EXP	325.00	11/30/2007
GENERAL FUND	668904	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	25.00	11/30/2007
GENERAL FUND	668910	SCHIVLEY, JOANNE	COUNCIL REIMBURSABLE EXP	325.00	11/30/2007
GENERAL FUND	668913	WILSON, MIKE	COUNCIL REIMBURSABLE EXP	325.00	11/30/2007
Sub total of:GENERAL FUND				1,975.00	
TRANSP. IMPACT MITIGATION	668905	BANK OF PETALUMA-ESCROW AGE		34,080.37	11/30/2007
TRANSP. IMPACT MITIGATION	668905	BANK OF PETALUMA-ESCROW AGE		237.09	11/30/2007
TRANSP. IMPACT MITIGATION	668905	BANK OF PETALUMA-ESCROW AGE		46,776.69	11/30/2007
TRANSP. IMPACT MITIGATION	668905	BANK OF PETALUMA-ESCROW AGE		179.34	11/30/2007
Sub total of:TRANSP. IMPACT MITIGATION				81,273.49	
NEQ 2003-1 IMP BOND	668905	BANK OF PETALUMA-ESCROW AGE		86,467.77	11/30/2007
Sub total of:NEQ 2003-1 IMP BOND				86,467.77	
WATER	668912	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	1,253.05	11/30/2007
Sub total of:WATER				1,253.05	
WATER FAC TAX/CONNECT FEE	668905	BANK OF PETALUMA-ESCROW AGE		75.27	11/30/2007
WATER FAC TAX/CONNECT FEE	668905	BANK OF PETALUMA-ESCROW AGE		75.27	11/30/2007
Sub total of:WATER FAC TAX/CONNECT FEE				150.54	
GOLF COURSE	668911	SOLANO CTY ASSESSOR	OTHER EXPENSE	394.68	11/30/2007
GOLF COURSE	668911	SOLANO CTY ASSESSOR	OTHER EXPENSE	44.63	11/30/2007
GOLF COURSE	668911	SOLANO CTY ASSESSOR	OTHER EXPENSE	44.63	11/30/2007
Sub total of:GOLF COURSE				483.94	
Grand Total:				\$171,603.79	



CONSENT B

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 11, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Robert V. Stout, Finance Director

SUBJECT: APPROVAL OF RESOLUTIONS ADOPTING 1) THE VALLEJO GOLF CLUB, INC. 2008 ANNUAL OPERATING BUDGET AND SCHEDULE OF FEES FOR THE BLUE ROCK SPRINGS EAST AND WEST GOLF COURSES AND 2) THE VALLEJO GOLF CLUB, INC. 2008 ANNUAL CAPITAL IMPROVEMENT BUDGET

BACKGROUND & DISCUSSION:

The Lease and Management Agreements with the Vallejo Golf Club, Inc. ("Golf Club") for the operations and maintenance of the Blue Rock Springs East and West Golf Courses require the Golf Club to prepare and deliver to the City a comprehensive budget for the next succeeding calendar year. The City Council must approve the budget, including the estimated income by source, expenditures by major category of expense, and any and all requests for major capital expenditures. In addition, the Council must approve any changes in charges and fees applicable to the general public.

On November 1, 2007, the Vallejo Golf Club, Inc. submitted their 2008 annual budget to the City. City staff has reviewed the operating and capital budgets and recommends the budgets be approved as submitted.

In summary, the Golf Club's 2008 combined operating budget shows the following estimates:

<u>Item</u>	<u>Estimated Amounts</u>
Total Revenues	\$4,334,263
Total Expenses	<u>\$4,309,863</u>
Net Income	\$ 24,400



It is important to note that the Golf Club estimates the East Course operations under the Management Agreement will produce a \$357,318 net loss for 2008, and the West Course operations under the Lease Agreement will produce a \$381,718 net profit for 2008. The combined East and West Course operations will produce a \$24,400 net profit for 2008. As in past years and as required by the Lease Agreement, the Golf Club will use West Course operating profits, to the extent necessary and available, to fund any shortfall in East Course debt service on the 2001 COP bonds.

For reference, the East Course Management Agreement operations consist of the East Golf Course and the Driving Range. The West Course Lease operations consist of the West Golf Course, the Retail Pro-shop, and the Café.

For all operations at the East and West Course combined, the 2008 revenues are estimated to increase about 5.1% above the 2007 budget revenue estimates, and the 2008 expenses are estimated to increase about 6.8% above the 2007 budget expense estimates.

As shown on the Golf Club's 2008 proposed Schedule of Fees, the Golf Club is proposing to increase fees to the general public by an additional \$1 for most fee categories. In addition, the Vallejo Golf Club members will pay additional yearly dues of \$90 for singles and \$157 for couples. See Attachment 4 for additional fee information.

Consistent with the budget the Council approved last year, the Golf Club is proceeding with the following capital improvements that the Council approved last year:

- The \$700,000 East Course Driving Range improvements. The capital improvements will consist of a cover, windbreaks and lighting. These improvements are designed to increase usage during late evenings and inclement weather. The Golf Club estimates that construction of these improvements will start in spring of 2008, and will be completed by the end of 2008.
- As required by the California Air Resources Board, all golf cart fleets leased or purchased must comply with zero emissions. The Golf Club's current lease of gas golf carts expired. Now the golf cart fleet is being converted to electric carts, which will require storage space and electrical services. The Golf Club estimates the construction of a storage building and required electrical services will cost \$350,000. Last year the City Council approved the City to advance the Golf Club \$350,000 to finance the project. The City used funds from the City's Golf Enterprise Fund debt service reserve account to make the advance to the Golf Club.

For the previous five years, the Golf Club had cumulative net income of \$114,859 as shown below. Attached as an informational item, is the Golf Club's 2006 annual audited financial



statement. See Attachment 6 for additional information. The 2007 audited operating results are not available yet.

The following are the audited operating results for the Golf Club for the previous five years:

Calendar Year Ending December 31

Description	2002	2003	2004	2005	2006
Revenues	\$3,817,451	\$3,692,354	\$3,782,464	\$3,466,556	\$3,213,458
Expenses	3,508,084	3,856,911	3,636,683	3,496,003	3,359,743
Net Income or (Loss)	\$309,367	(\$164,557)	\$145,781	(\$29,447)	(\$146,285)

The Golf Club estimates they will have total cash reserves of at least \$300,000 by the end of 2008.

In addition, the City's Golf Enterprise Fund No. 425 has established a debt service reserve account with a balance of approximately \$750,000 which was funded by the Golf Club as security for the repayment of the 2001 Golf COP debt. As of June 30, 2007, the outstanding principal balance of the 2001 Golf COPs was \$9,835,000.

There is no current direct impact on the City's General Fund due to the adoption of the attached resolutions.

NOTICE OF UPCOMING SIGNIFICANT EVENT:

The current Solano County Fairgrounds Golf Course Lease Agreement between the City of Vallejo and Solano County for the premises commonly known as the Joe Mortara Golf Course expires on December 31, 2007.

Correspondingly, the Management Agreement between the City of Vallejo and Vallejo Golf Club, Inc. for the operation and maintenance of the Joe Mortara Golf Course located on the Solano County Fairgrounds expires on January 1, 2008.

As a result of the City not renewing the Solano County Fairgrounds Golf Course Lease Agreement, the Golf Club will not be managing the Joe Mortara course for the City, and has



not included any revenue or expense estimates in their 2008 budget for the Joe Mortara Golf Course operations.

Separately, the Golf Club is working directly with Solano County to negotiate a new agreement for the lease or management of the Joe Mortara Golf Course. The City is not a party to the new agreement.

ENVIRONMENTAL REVIEW:

This program is not a project as defined by the California Environmental Quality Act (CEQA) and is not subject to CEQA review.

PROPOSED ACTION:

1. Adopt a Resolution approving the Vallejo Golf Club, Inc. 2008 Annual Operating Budget and Schedule of Fees as submitted.
2. Adopt a Resolution approving the Vallejo Golf Club, Inc. 2008 Annual Capital Improvement Budget as submitted.

DOCUMENTS ATTACHED:

1. Resolution approving Vallejo Golf Club, Inc. 2008 Annual Operating Budget and Schedule of Fees.
2. Resolution approving the Vallejo Golf Club, Inc. 2008 Annual Capital Improvement Budget.
3. Vallejo Golf Club, Inc. 2008 Annual Operating Budget
4. Vallejo Golf Club, Inc. 2008 Schedule of Fees
5. Vallejo Golf Club, Inc. 2008 Annual Capital Improvement Budget
6. Vallejo Golf Club, Inc. 2006 Audited Financial Statement



PREPARED BY:

Jon R. Oiler, Auditor Controller

(707) 648-4593

CONTACT:

Robert V. Stout, Finance Director

(707) 648-4592

RESOLUTION NO. _____ N.C.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO APPROVING THE VALLEJO GOLF CLUB 2008 ANNUAL OPERATING BUDGET AND SCHEDULE OF FEES FOR THE OPERATION OF THE BLUE ROCK SPRINGS EAST AND WEST GOLF COURSES

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, it is a policy of the City Council that the City-owned golf courses be operated as a self-supporting enterprise; and

WHEREAS, the City of Vallejo owns the property commonly known as the Blue Rock Springs East and West Golf Courses; and

WHEREAS, the Vallejo Golf Club, Inc. leases the Blue Rocks Springs West Golf Course from the City and manages the Blue Rock Springs East Course for the City; and

WHEREAS, City Staff and Vallejo Golf Club, Inc., have proposed a 2008 Operating Budget and Schedule of Fees for the operation of the golf courses; and,

WHEREAS, the City Council has considered the report and recommendations of the City Manager on the proposed 2008 Annual Operating Budget and Schedule of Fees and has determined that the report is both fair and appropriate.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE COUNCIL OF THE CITY OF VALLEJO, CALIFORNIA, AS FOLLOWS:

Section 1: The Council approves and adopts the 2008 Annual Operating Budget for the operation of the Blue Rock Springs East and West Golf Courses, attached to the staff report as "Attachment 3."

Section 2: The Council approves and adopts the Schedule of Fees attached to the staff report as "Attachment 4," to become effective January 1, 2008.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO APPROVING THE VALLEJO GOLF CLUB, INC. 2008 ANNUAL CAPITAL IMPROVEMENT BUDGET FOR THE OPERATION OF THE BLUE ROCK SPRINGS EAST AND WEST GOLF COURSES

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, it is a policy of the City Council that the City-owned golf courses be operated as a self-supporting enterprise; and

WHEREAS, the City of Vallejo owns the property commonly known as the Blue Rock Springs East and West Golf Courses; and

WHEREAS, the Vallejo Golf Club, Inc. has proposed a 2008 Capital Improvement Budget of \$46,000 for new capital improvements and equipment that will be paid for from the Vallejo Golf Club's 2008 Operating Budget and/or Golf Club cash reserves; and,

WHEREAS, consistent with the budget the Council approved last year, the Golf Club is proceeding with the \$700,000 Driving Range capital improvements that the City Council originally approved in the 2005 budget, which are projected to be completed by December 2008, and paid for using \$700,000 of 2001 Certificates of Participation proceeds held by the City's trustee; and,

WHEREAS, the City Council has considered the report and recommendations of the City Manager on the proposed 2008 Annual Capital Improvement Budget and has determined that the budget is both fair and appropriate.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE COUNCIL OF THE CITY OF VALLEJO, CALIFORNIA, AS FOLLOWS:

Section 1: The Council approves and adopts the Vallejo Golf Club, Inc. 2008 Annual Capital Improvement Budget of \$46,000 for the operation of the Blue Rock Springs East and West Golf Courses, attached hereto as "Attachment 5". The Council approves and authorizes the Vallejo Golf Club to use up to \$46,000 of 2008 operating budget appropriations and/or Golf Club cash reserves to pay for the 2008 Capital Improvement Budget.

Vallejo Golf Club, Inc.



2008 Budget



Blue Rock Springs Golf Course

October 31, 2007

Mr. Robert Stout
Finance Director, City of Vallejo
555 Santa Clara Street
Vallejo, Ca. 94590

Re: Vallejo Golf Club, Inc. 2008 Budget

Dear Mr. Stout:

I have enclosed two copies of the 2008 Vallejo Golf Club, Inc. budget for the Blue Rock Springs Golf Courses, Driving Range, and Café. This budget has been presented to the Board of Directors of the Vallejo Golf Club, Inc. and was approved at the October, 2007 Directors meeting.

Here are some notes and explanations of changes that are implemented in the 2008 budget.

Golf Range Project:

The Golf Range Project is estimated to cost \$700,000. The project is funded by the unspent, nonreturned portion of the 2001 Golf Course COP proceeds. With the improvements, the Golf Range will be better utilized with increased usage during the late evenings and inclement weather. The Club anticipates generating \$30,000 - \$40,000 in additional revenue per year. Currently the City and the Club are working to finalize plans and work specifications. The City is working on an "RFP" so the project may commence in early spring. See enclosed "Golf Range Capital Improvements".

Golf Cart Rental Fleet Storage:

The City approved for the Club to use \$350,000 of the "Golf Enterprise Fund". The Club has completed grading, paving, and the foundation work for the new storage building structure. Total work complete is at 75%. The Club anticipates the new structure and carts to be delivered by December 2007. The Club is currently repaying the debt to the Enterprise Fund, which is scheduled to be repaid by August 2012.

Vallejo Golf Club, Inc.

655 Columbus Parkway • Vallejo, CA 94591
Office: 707/642-0247 • Fax: 707/642-1065 • Pro Shop: 707/643-8476

Joe Mortara Golf Course Management Agreement:

The term of the Management Agreement between the Vallejo Golf Club, Inc. and City of Vallejo expires on December 31, 2007. Pursuant to Article 8 of the Management Agreement and conversations with the City, the City has determined to no longer operate the Joe Mortara Golf Course.

The Club is currently negotiating with the County to formalize a working plan and agreement to continue operating the course in the future. It is understood between the Club and County that the Joe Mortara Golf Course must be self sustaining, and the golf operations at Blue Rock Springs Golf Course will not subsidize in any way the Joe Mortara Golf Course operations.

Please call me at 642-0247 with any questions or comments. We look forward to your early approval so the budget can be in affect starting on January 1, 2008.

Sincerely,



Tom Wade
General Manager
Vallejo Golf Club, Inc.

Vallejo Golf Club, Inc.

655 Columbus Parkway • Vallejo, CA 94591

Office: 707/642-0247 • Fax: 707/642-1065 • Pro Shop: 707/643-8476 • E-mail: bluerock@fmcompserve.com

**2008 VALLEJO GOLF CLUB, INC.
BUSINESS PLAN**

MISSION STATEMENT

Vallejo Golf Club, Inc. is a non-profit organization dedicated to the promotion and development of public golf in the City of Vallejo and the County of Solano.

Through our employee's efforts we will create a positive golfing experience for our community, members, and public players by producing the best possible playing conditions within an atmosphere of enthusiastic, helpful, and friendly people.

We will operate the Blue Rock Springs Golf Courses, retail shops, driving range, and Café in a fiscally responsible way providing for the day to day operations of the facilities, future improvements, and the payment of the bond debt service.

BUSINESS STRUCTURE

The Vallejo Golf Club, Inc. is a non-profit organization incorporated in the State of California on November 20, 1929. The VGC, Inc. has a Lease Agreement with the City of Vallejo to operate and manage the West Golf Course. There are two management agreements with the City of Vallejo, one to operate the East Course and Driving Range. The Club is currently working on a separate management agreement with the County to operate the Solano County owned Joe Mortara Golf Course located in the racetrack at the Solano County Fairgrounds.

The golf courses are operated and administered by a 14 member Board of Directors. Seven Board members are replaced with an election annually by a secret ballot of the Club Members. Board Members serve two-year terms not to exceed two consecutive terms. There are two membership meetings per year with the election of officers being at the December meeting. The Board meets the second Thursday of every month. Club activities are conducted through committees headed by members of the Board.

The Vallejo Golf Club, Inc. maintains a knowledgeable staff which oversees the golf operations and works for the Vallejo Golf Club, Inc. to provide knowledgeable leadership and direction.

GOALS

1. Complete development and renovations on the Golf Range and practice facility which will enhance the overall golf experience and increase revenues.
2. Develop a marketing strategy to introduce new customers and players to the facility such as; promoting golf lessons, SIRS Tournament Groups, Ladies Nine Hole League, and Business Golf Leagues and Youth on Course programs.
3. Maintain quality golf courses through proper grooming, watering and fertilizing techniques.
4. Develop a long-range plan for course improvements and equipment replacement and additions.
5. Provide quality merchandise and adequate inventory in the retail shops to service the Vallejo Golf Club, Inc. member and the public golfer.
6. Maintain and develop a staff of enthusiastic, helpful, and friendly employees through proper interviewing, hiring, and training.
7. Develop a line of communication between all employees and all levels of management.
8. Develop and keep open a line of communication with the City of Vallejo staff and elected officers.
9. Continue to be a leader in promoting junior golf. Provide programs to develop golf and people skills.
10. Operate the golf course and golf range in a fiscally responsible manner through proper pricing, marketing, budgeting, and spending to allow the Vallejo Golf Club, Inc. to pay for the current bond debt service, while managing the Clubs reserves to allow for long range capital improvements and major unexpected expenditures.

BUSINESS ANALYSIS

The City of Vallejo facilities continue to be a popular place to play golf. Through advertising and word of mouth the East and West Courses have become well known in a broad area of Northern California. The courses continue to be popular among Northern California golfers. Both the East and West courses were voted in 2005, 2006, and 2007 as the "Best Golf Course in Solano County".

While incremental growth at Blue Rock Springs had been slowed the last five years, 2007 has reflected an **increase** in play. Other golf facilities in the area had been showing a loss of play the last few years and have continued to lose play in 2007. The cause is created by the economic conditions at this time and the continual addition of new golf courses in the area.

BUSINESS MARKET

The business market for the Blue Rock Springs Golf Courses are the City of Vallejo, and the surrounding counties of Solano, Napa, Sonoma, Contra Costa, Alameda, Marin and the City of San Francisco.

Other market opportunities include the Vallejo and Bay Area tourist and the free in transit traveler. As a member of the Vallejo Chamber of Commerce VGC's General Manager keeps abreast of activities in the area and how it can be used for increased play for the Blue Rock Springs Golf Courses.

Because of our location to I-80 and our moderate climate, we also receive play out of the I-5 Valley corridor during the hotter summer months.

MARKETING STRATEGIES

2007 brought a continued addition of new golf courses in and around the Bay Area. The new facilities draw play away from all established golf courses. While players will continue to support their local golf courses many will want to go try the new courses from time to time. This means a loss of incremental growth for all facilities.

The Club will take an aggressive roll this year in our marketing strategy. With the re-opening of the West Course, and exposure from Fox Sports Network, the West Course will continue to develop name recognition. The Club will also attend regional trade shows, seek local and regional advertising including yellow pages, newspapers, radio, television, and golf publications. The Club will also utilize tee sheet yield management by the use of the internet. With special promotional and discount coupons and the use of the internet, we will be able to fill slow times of the day with email blasts to reach out to our customers.

This year the Club also took another step in promoting golf by introducing the game to the physically challenged. Our continued use of the internet has allowed us to expand our potential to increase our tournament programs. Tournament activities such as the Vallejo City Championship and the Joe Brophy/Bill Loudon Junior Golf Classic are accessed through the website with entry applications, tournament pairing, and tournament results.

By introducing new programs such as "Youth on the Course" and golf leagues, we are continually improving our product. We will develop loyalty from our players and new players will want to come back. Aggressive advertising and word of mouth, the best of all marketing tools, will help add more players.

By working with local motels on golf packages we will capture the traveler and the tourist.

We will also continue to work with the Vallejo Convention and Visitors Bureau by attending Trade and Consumer shows to promote the Vallejo area. We have developed a simple brochure to use for a hand out and to place in brochure racks at motels, the chamber, the Ferry Building, and other strategic locations.

Cooperative advertising will be conducted with the VCVB, local attractions, golf courses and hospitality facilities.

We will promote local golf tournaments and activities to bring recognition to the golf courses. The City of Vallejo Golf Championships held at Blue Rock Springs continues to grow as a NCGA point event and puts the City tournament among the top amateur tournaments in the Bay Area. The Senior Division has grown tremendously since 2003. We continue to encourage more participation in the women's division of the City Championship.

The Vallejo Golf Club was recognized by the Northern California PGA as the "Junior Golf Leader" of the year in 2003. For the ninth consecutive year the junior program was full within hours and a wait list created. We will continue to promote golf clinics and other programs to bring more juniors and beginning adults to the game of golf and into the golf market place. The junior program is self sustaining and is supported by the annual Joe Brophy-Bill Loudon Junior Fundraiser Tournament. Blue Rock Springs continues to be one of the only public golf facilities in the country to offer junior golf programs and the NCGA Junior Golf Tournament without a fee. This past year the Club developed a "Youth on Course" program which has introduced new golfers through marketing at area schools, provided free instruction and allows discounted green fees to area youth.

MEMBERSHIP STRATEGY

There are four categories of membership in Vallejo Golf Club, Inc. Only regular members have voting privileges.

The following are the qualifications of the membership classes:

1. **Regular member:** Any person of good moral character, over 18 years of age, and a resident of the City of Vallejo. A candidate must have been a tournament member for at least one year, play in at least 4 club events per year, and be proposed for membership by one (1) member in good standing.
2. **Spouse of deceased or physically handicapped member:** Any spouse of a member that is deceased or who becomes physically handicapped. The spouse must be age 18 or older and a resident of the City of Vallejo.
3. **Tournament member:** Any person of good moral character, over 18 years of age, and a resident of the City of Vallejo. One (1) member in good standing must propose a candidate for tournament membership.

We also provide a **Handicap Service** that allows any player to develop a handicap through Blue Rock Springs Golf Courses without being a member. This helps develop loyal play from players that want a handicap for tournament play, but cannot or do not want to be a member of the course.

FINANCIAL ANALYSIS

The Vallejo Golf Club, Inc.'s basic functions and capital additions and improvements are to be financed through membership dues, public daily play fees for golf, golf cart fees, golf range, Café and retail sales.

What is unique about the Vallejo Golf Club Inc. as a non-profit corporation, there is much misunderstood by the general public in that these golf courses are City owned. The cost of construction, maintenance, operation, repair and other incidentals are all paid for by the golfers themselves from green fees they pay for playing the courses. It is the only municipal recreation facility in Vallejo that is self-sustaining and always has been a fact that the citizens of Vallejo may well be proud.

In order to be financially successful the Vallejo Golf Club must increase public play and sustain their market share while maintaining affordable fees.

Vallejo Golf Club, Inc. 5 Year Master Plan

The first 9-hole golf course in Vallejo was constructed in 1923 on private property owned by the Good Templars Orphanage. The golf course was small and at that time had sand putting greens instead of grass putting greens. 1929 a group of citizens filed an application with the State of California for a corporate title of conducting business as a non-profit organization with a specific purpose to promote and encourage interest in golf in Vallejo. The other purpose of the organization was to manage the municipally owned golf courses to provide the community a recreational sport of golf at the least possible cost.

In 1940 the Vallejo Golf Club, Inc. was notified that the property it was occupying (Vista de Vallejo) was to be developed. The Club made a formal application with the City of Vallejo to develop the City owned Blue Rock Springs property. The application was approved and construction started in 1940. The construction of the course posed difficult problems such as funds and labor were extremely meager at this time. However, due to the cooperation of the club members who volunteered their services the course was able to be completed at no expense to the City. Later the Club also constructed the course know as Lake Chabot on City property.

In 1992 the Club was authorized to manage and operate the new Blue Rock Springs East Golf Course and Golf Range. Phase I of the project was to construct the East Course and Range and phase II was the modification to the old West Course putting greens and install a new irrigation system and Club House retrofit. Phase II of the project never started due to a short fall of funds, but the plans and intentions were to complete phase II of the projects sometime in the future when sufficient funds were available.

In 2005 and 2006 the Club completed phase II of the West Course Renovation Projects. Phase II of the Renovation Project was budgeted at \$1,813,000. The Club completed the project on schedule and under budget by \$100,000. The West Course re-opened for public play in June 2006.

With the current economic market, the Vallejo Golf Club, Inc. has been able to financially manage all of the Cities golf courses. It should be noted that payment of past bonds and the current bonds are paid through revenues from the courses and not by taxes imposed by the City upon its citizens. The cost of construction, maintenance, operation, repair and other incidentals are all paid for by the golfers themselves from green fees they pay for playing the courses.

The Vallejo Golf Club, Inc. intends on operating these courses for the City and future citizens and fellow golfers as a recreational activity that is self sustaining and not a financial burden to the City. Below is a Master Plan list of completed and future planned capital improvements required to properly operate and maintain the future of these courses.

- I. Management Agreement: (2004) COMPLETE 12-04**
Finalized the Management Agreement to run concurrent with the Lease Agreement thru the year 2012. This would allow the Club sufficient time to complete all improvements and the opportunity to manage and operate the courses, which the Club has demonstrated thru past performance, and in the spirit of the original agreements at no cost to the City.
- II. West Course Renovations: (2005 – 2006) COMPLETE 6-06**
The planned phase II would cost an estimated \$1,800,000 with reconstruction of the old putting greens on the West Course and improvement of the remaining irrigation system. The current (old) putting greens which were constructed some 60 years ago with an Adobe base material requires extensive and constant maintenance to maintain at a playable condition. New modern putting greens are constructed with drainage systems and sand based materials to provide the required drainage and air flow so the root system is not constricted, this provides for a healthier and less expensive putting green to maintain. The irrigation system which was temporally installed in 1992 was to be modernized to handle a larger capacity and operate more efficiently. Given the current position our water department is in, a properly operating irrigation system would help control and conserve an expensive resource is necessary. The Club anticipates opening the course in late spring.
- III. Clubhouse: (2006) COMPLETE 6-06**
The existing Clubhouse will have some minor preventative maintenance performed in 2006, such as, exterior painting and improvements to the meeting room at a estimated cost of \$35,000. In the future a new Clubhouse will need to be built to accommodate the demands of the community. A new Clubhouse which was recently planned, was estimated to cost approximately \$5,600,000, this could accommodate weddings, parties, large golf events and the needed parking for the golf cart fleet that is required to be converted to electric. At this time, the existing building should be retrofitted to accommodate the same as the new building with the use of the Clubs reserve fund.
- IV. Golf Range/Practice Green: (2006- 2008)**
The Golf Range project is estimated to cost \$700,000. The project improvements such as a new practice green, windbreaks, covers and improvements in the landing area make it better utilized for the full year ie. during inclement weather and wind. The project team has recently completed Phase I "Design". The project team anticipates ground breaking to commence in the spring of 2008.
- V. Golf Cart Rental Fleet Storage: (2007)**
Required by the California Air Resource Board, all gas cart fleets leased or purchased must be replaced to comply with the zero emissions standards. The Clubs current lease on the golf cart fleet (gas) expired on March 1st 2007. Currently the Club is leasing the existing fleet on a month to month basis until the new fleet is converted to electric The Club has completed the grading, paving and foundation work required for the new

storage building. The building is in production and should be complete by December 2007.

VI. East Course: (2007 – 2011)

Over the next several years there are no major capital improvements required. Since the golf course opened, the course has been maintained in pristine condition. Through aggressive preventive maintenance practices and routine work habits the Club will continue to manage and allow for capital expenditures through its annual budget.

A major expenditure that will arise in the future will be the upgrade of the existing irrigation pump system and integrate the existing Toro 6000 computer control system with the West Course control system. The pump station retro fit will cost approximately \$25,000 and integrating the computer control system is estimated at \$22,000. Other areas the Club will investigate are the re-topping (flattening) of several tee areas. This is a minor process which is performed with in-house labor and low material cost.

VII. East/West Golf Course Capital Equipment: (2004 – 2009)

See attached "Equipment Replacement Plan"

VIII. Joe Mortara Golf Course: (2007 - 2008)

The City of Vallejo has opted out of renewing their Lease Agreement with Solano County, but has given the Club approval to continue working with the County to negotiate a new agreement.

1.) Lease extension

2.) Capital improvements:

a.) Golf course drainage

b.) Irrigation system

c.) General Maintenance on Building

IX. West Course Bunker Refurbishment (2008-2009)

Refurbish existing bunkers with carry off drainage. This will enhance the bunkers and prevent the side walls from erosion and allow for rain and irrigation water from collecting inside.

X. Point Of Sale System POS (2009)

Submitted By: Tom Wade
General Manager
Vallejo Golf Club, Inc.

Approved By: Vallejo Golf Club, Inc. Board of Directors, October 11, 2007

**Vallejo Golf Club, Inc.
Long Range Capital Improvement/
Equipment Replacement Plan 2008**

EQUIPMENT

PROJECTED COST

2004

Greens Mowers (2)	Replacement \$25,000 ea.	\$50,000	Completed April 2004
	Total	<u>\$50,000</u>	

2005

Trim Mowers (2)	Replacement \$25,000 ea.	\$50,000	Comp. 2006
	Total	<u>\$50,000</u>	

2006

Sand Pro (1)	Replacement \$12,000	\$12,000	Comp. 2007
Utility Vehicles (3)	Replacement \$6,000 ea.	\$18,000	Comp. 2007
Green Roller Units (1) set	Replacement \$8,000	\$8,000	Comp. 2006
Clubhouse	Improvements \$35,000	\$35,000	Comp. 2006
	Total	<u>\$123,000</u>	

2007

Fairway Mower (1)	Replacement \$44,000	\$44,000	Rplcd Eng 07'
H/VAC Systems Golf Shop/Café	Replacement \$15,000	\$15,000	Deferred 2009
Fire Suppression System - Café	Replacement \$ 4,000	\$ 4,000	Working 2007
	Total	<u>\$63,000</u>	

2008

Rough Mower (1)	Replacement \$40,000	\$40,000	
Golf Shop Fixtures	Replacement \$3,000	\$3,000	
Café Appliances	Replacement \$3,000	\$3,000	
	Total	<u>\$46,000</u>	

2009

Greens Mowers (2)	Replacement \$35,000 ea.	\$70,000	
Café Refrigeration Units	Replacement \$10,000	\$10,000	
Engraving System	Addition \$7,500	\$7,500	
	Total	<u>\$87,500</u>	

2010

Fairway Mower (1)	Replacement \$46,000	\$46,000
		Total <u>\$46,000</u>

2011

Utility Vehicles (3)	Replacement \$7,000 ea.	\$21,000
Utility Truck (1)	Replacement \$20,000	\$20,000
		Total <u>\$41,000</u>

2012

Fairway Aerifier (1)	Replacement \$20,000	\$20,000
		Total <u>\$20,000</u>

VALLEJO GOLF CLUB, INC
2008 BUDGET SUMMARY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
REVENUE													
East course	86,754	93,166	123,998	139,495	163,853	171,810	197,570	186,910	161,924	149,685	127,739	91,609	1,694,513
West Course	63,683	61,248	95,581	112,555	132,590	188,315	158,145	156,975	270,742	251,897	93,810	141,934	1,727,475
Driving Range	14,925	17,375	24,425	26,225	22,250	22,250	22,250	30,950	30,400	28,500	25,775	20,075	285,400
Retail	11,700	13,275	19,575	22,675	26,125	29,075	27,325	27,275	19,175	21,975	15,075	17,025	250,275
Café	19,700	20,400	29,450	34,200	39,300	39,500	39,550	39,550	36,400	32,650	25,400	20,500	376,600
Total Revenue	196,762	205,464	293,029	335,150	384,118	450,950	444,840	441,660	518,641	484,707	287,799	291,143	4,334,263
PAYROLL EXPENSE													
East course	49,224	65,435	58,147	47,923	47,923	48,675	48,056	71,656	48,283	48,056	47,617	52,995	633,990
West Course	51,164	76,698	53,574	49,806	49,806	50,053	49,420	75,159	49,652	49,420	48,966	54,420	658,138
Driving Range	9,221	12,100	9,580	8,976	8,976	9,385	8,903	13,181	9,316	8,903	8,822	9,903	117,266
Retail	2,275	3,326	3,368	2,215	2,215	3,715	2,195	3,223	3,695	2,195	2,175	2,995	33,592
Café	14,068	19,739	15,312	14,092	15,592	13,832	13,832	20,574	13,832	13,832	15,332	13,832	183,866
Total Payroll Expense	125,952	177,298	139,981	123,012	124,512	125,660	122,406	183,793	124,778	122,406	122,912	134,145	1,626,852
OPERATING EXPENSE													
East course	35,982	48,470	58,811	56,155	68,038	76,038	75,696	76,976	63,765	52,466	44,084	31,504	687,985
West Course	54,228	56,083	64,006	58,317	60,167	66,046	64,885	59,441	57,352	54,887	42,851	33,996	672,259
Driving Range	4,745	8,128	6,659	13,779	12,465	12,555	7,890	12,410	12,400	6,498	5,687	4,362	107,578
Retail	1,435	1,880	2,290	1,770	1,695	1,705	1,702	1,736	1,731	1,250	1,165	895	19,254
Café	3,675	4,760	4,508	4,773	4,218	4,428	4,615	4,829	4,279	4,935	3,550	3,335	51,905
Total Operating Expense	96,390	114,561	131,766	130,021	142,365	156,344	150,173	150,563	135,248	115,101	93,787	70,757	1,538,981
OTHER EXPENSE													
East course	45,585	47,585	45,585	45,585	60,585	85,585	45,585	45,585	45,585	45,585	45,585	85,585	644,020
West Course	2,917	4,917	2,917	2,917	17,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	52,004
Driving Range	10,666	10,666	10,666	10,666	20,666	19,066	10,666	10,666	10,666	10,666	10,666	10,666	146,392
Retail - cost of goods	7,442	8,415	12,507	14,454	16,698	18,645	17,490	17,457	12,243	14,190	9,636	11,022	160,199
Retail - other distribution	0	500	0	0	0	3,000	0	0	12,243	0	0	0	3,500
Café - Cost of Goods	7,060	7,305	10,538	12,240	14,015	14,145	14,158	14,158	13,070	11,718	9,140	7,370	134,915
Café - Other Distribution	0	0	0	1,500	0	0	0	1,500	0	0	0	0	3,000
Total Other Expense	73,670	79,388	82,213	85,862	129,881	143,358	90,816	90,783	84,481	85,076	77,944	117,560	1,144,030
NET CONTRIBUTION	-99,250	-165,783	-60,931	-3,745	-12,640	25,588	81,446	16,522	174,134	162,125	-6,844	-31,319	24,400

**VALLEJO GOLF CLUB, INC.
2008 COMBINED SUMMARY**

	EAST	WEST	RANGE	RETAIL	CAFÉ	TOTAL	2007 BUDGET	VARI- ANCE
REVENUE								
Green Fees	1,204,688	863,420	246,350	0	0	2,314,458	2,212,067	102,391
Monthly cards	0	0	39,050	0	0	39,050	36,800	2,250
Member Dues	0	272,668	0	0	0	272,668	247,910	24,758
Tournament Members	0	22,275	0	0	0	22,275	21,320	955
Senior Annual Card	0	4,000	0	0	0	4,000	2,000	2,000
Junior Annual Card	0	5,250	0	0	0	5,250	3,425	1,825
Handicap Service	0	9,815	0	0	0	9,815	9,060	755
Golf Cart Storage	0	50,685	0	0	0	50,685	44,041	6,644
Member path fees	0	36,960	0	0	0	36,960	25,040	11,920
Rents	0	0	0	0	0	0	-	-
Golf Cart Rental	485,425	336,202	0	0	0	821,627	810,074	11,553
Tournament Receipts	0	40,300	0	0	0	40,300	33,300	7,000
Private Cart Repairs	0	2,300	0	0	0	2,300	2,300	-
Misc. Int., Etc.	4,400	3,600	0	0	0	8,000	2,400	5,600
Accessories	0	0	0	94,800	0	94,800	87,000	7,800
Soft Goods	0	0	0	67,825	0	67,825	73,500	(5,675)
Hard Goods	0	0	0	80,100	0	80,100	66,500	13,600
Rentals	0	0	0	7,250	0	7,250	6,800	450
Café Operation Sales	0	0	0	0	376,600	376,600	359,450	17,150
Discount/Return/Allowance	0	0	0	300	0	300	300	-
Management Fee	0	80,000	0	0	0	80,000	80,000	-
Total Revenue	1,694,513	1,727,475	285,400	250,275	376,600	4,334,263	4,123,287	210,976
COST OF GOODS SOLD								
Merch Costs-Soft Goods	0	0	0	44,765	0	44,765	48,510	(3,746)
Merch Costs-Hard Goods	0	0	0	52,866	0	52,866	43,890	8,976
Merch Costs-Accessories	0	0	0	62,568	0	62,568	57,420	5,148
Café - Cost of Goods	0	0	0	0	134,915	134,915	125,808	-
Total Cost of Goods	0	0	0	160,199	134,915	295,114	275,628	19,486
PAYROLL								
Salary and Wages								
Administrative Share	84,668	84,668	9,400	9,400	9,400	197,536	199,252	(1,716)
Golf/Cafe Operations Share	205,565	205,565	90,798	16,654	153,990	672,572	637,038	35,534
Maintenance	280,464	301,535	4,218	0	0	586,217	581,672	4,545
Employee Bonuses	5,040	5,540	2,200	4,800	3,000	20,580	17,680	2,900
Vacation, Holiday, 401K	1,235	1,401	228	132	132	3,128	3,189	(61)
Payroll Taxes	57,018	59,429	10,422	2,606	17,344	146,819	144,704	2,115
Total Payroll Costs	633,990	658,138	117,266	33,592	183,866	1,626,852	1,583,535	43,317
OPERATING EXPENSES								
Licenses and Fees	1,472	1,910	405	160	1,400	5,347	4,470	877
Travel Allowance	960	1,590	180	270	300	3,300	3,233	67
Meetings and Meals	1,960	3,725	350	325	325	6,685	6,822	(137)
Dues, memberships, Subs.	1,785	22,610	270	150	150	24,965	23,585	1,380
Data Processing	4,794	4,632	1,330	720	720	12,196	8,910	3,286
Security	1,650	1,980	216	320	320	4,486	3,607	879
Postage	2,010	2,359	580	540	540	6,029	5,779	250
Printing	5,950	11,566	625	589	589	19,319	17,654	1,665
Utilities: garbage	7,027	7,044	1,500	0	900	16,471	16,171	300
Utilities: gas/elec	38,950	21,300	2,700	1,160	1,160	65,270	88,030	(22,760)
Utilities: propane	502	180	0	0	700	1,382	1,202	180
Utilities: telephone	3,120	3,120	1,284	420	420	8,364	7,851	513
Utilities: Irrig. water	141,250	0	1,196	0	300	142,746	161,711	(18,965)
Utilities: water/sewer	3,915	4,126	0	0	0	8,041	5,876	2,165
Oper Equip Rep. & Main.	25,400	25,000	3,285	0	3,000	56,685	38,225	18,460

Irrigation	12,500	10,500	2,000	0	0	25,000	16,610	8,390
Building	7,200	6,900	2,600	120	600	17,420	15,545	1,875
Uniforms	4,634	5,000	810	200	565	11,209	8,832	2,377
Gas & Oil	13,100	13,000	1,225	0	0	27,325	23,055	4,270
Golf Cart Repair	1,800	1,800	0	0	600	4,200	15,050	(10,850)
Golf Cart Electrical	16,700	16,100	0	0	240	33,040	26,290	6,750
Accounting	11,100	11,100	2,400	1,000	1,000	26,600	18,800	7,800
Legal	12,000	12,000	3,000	0	1,200	28,200	31,200	(3,000)
Tournament Expense	500	50,850	0	0	0	51,350	51,350	-
Janitorial	13,920	13,920	3,240	0	0	31,080	26,220	4,860
Play Equipment	7,360	5,800	9,650	0	0	22,810	15,570	7,240
Health ins.	91,320	91,320	20,400	1,800	13,200	218,040	220,640	(2,600)
Liability ins.	21,000	21,000	3,752	1,080	4,006	50,838	42,858	7,980
W.C. ins.	36,800	36,800	8,550	1,750	2,205	86,105	78,005	8,100
Dental ins.	11,928	11,928	1,560	360	1,000	26,776	28,204	(1,428)
First Aid Supplies	160	180	90	0	75	505	375	130
Office Supplies	4,200	4,200	900	1,440	300	11,040	7,260	3,780
Cleaning Supplies	4,250	4,740	1,020	0	300	10,310	9,748	562
Operating Supplies	5,212	5,078	16,350	375	9,000	36,015	29,358	6,657
Serviceware Supplies	0	0	0	0	600	600	600	-
Grounds Maint. Supplies	1,500	1,500	240	0	0	3,240	1,492	1,748
Bunker Sand	4,950	7,500	0	0	0	12,450	6,550	5,900
Topdressing Sand	10,050	10,000	400	0	0	20,450	15,750	4,700
Ground Cover	750	750	90	0	0	1,590	1,590	-
Aggregates	850	900	150	0	0	1,900	1,050	850
Seed	1,500	1,500	175	0	0	3,175	4,075	(900)
Small Tools	1,075	1,500	180	0	0	2,755	2,055	700
Tires	1,200	1,000	300	0	0	2,500	1,350	1,150
Fertilizers	20,000	20,000	3,500	0	0	43,500	37,060	6,440
Fungicides	8,925	10,080	1,480	0	0	20,485	18,835	1,650
Herbicides	2,200	2,000	300	0	0	4,500	4,200	300
Insecticides	100	100	0	0	0	200	200	-
Other Chemicals	3,196	3,211	440	0	0	6,847	6,847	-
Signage	1,100	1,000	600	125	125	2,950	2,150	800
Pest Control	360	360	60	0	120	900	756	144
Lab Testing	600	500	0	0	0	1,100	700	400
Schools & Training	1,500	1,500	300	300	300	3,900	3,900	-
Other Contracted Services	3,600	15,710	618	125	3,000	23,053	10,053	13,000
Leases	46,620	48,000	0	0	0	94,620	62,520	32,100
Advertising	7,000	8,750	1,720	1,750	1,050	20,270	20,136	134
Promotion	1,575	2,120	365	275	275	4,610	4,610	-
Donations	60	205	150	360	0	775	625	150
Bank Charges	15,080	13,750	0	3,540	1,320	33,690	32,245	1,445
Miscellaneous Exp.	1,020	1,020	100	0	0	2,140	1,450	690
Depreciation	33,600	82,800	4,872	0	0	121,272	102,255	19,017
Property Taxes-Equipment	3,145	3,145	70	0	0	6,360	4,360	2,000
Total Expenses	687,985	672,259	107,578	19,254	51,905	1,538,981	1,405,510	133,471
Other Disbursements								
Golf Cart Building Payment	35,004	35,004	0	0	0	70,008	0	70,008
Capital Improvement Add.	0	0	0	0	0	0	0	-
Capital Improvement Exist.	2,000	2,000	8,400	500	0	12,900	32,500	(19,600)
Capital Equipment	15,000	15,000	10,000	3,000	3,000	46,000	97,000	(51,000)
Bond Payment	512,016	0	127,992	0	0	640,008	560,400	79,608
Management Fee	80,000	0	0	0	0	80,000	80,000	-
Total Other Disb.	644,020	52,004	146,392	3,500	3,000	848,916	769,900	79,016
TOTAL EXPENSES	1,965,995	1,382,401	371,236	56,346	238,771	4,014,749	3,758,945	255,804
NET PROFIT	-271,482	345,074	-85,836	33,731	2,914	24,400	88,714	(64,314)

VALLEJO GOLF CLUB, INC.
2008 Operating Budget

EAST GOLF COURSE		ACCT #	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Revenues															
Green Fees	41002	61,209	67,706	86,623	97,705	113,653	119,490	140,190	131,030	121,449	110,570	91,939	63,124	1,204,688	
Member Dues		0	0	0	0	0	0	0	0	0	0	0	0	0	
Golf Cart Storage	41701	0	0	0	0	0	0	0	0	0	0	0	0	0	
Rents	41201	25,345	25,260	37,075	41,390	49,800	51,720	56,780	55,280	40,075	38,815	35,600	28,285	485,425	
Golf Cart Rental		0	0	0	0	0	0	0	0	0	0	0	0	0	
Tournament Receipts		0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc. Intl. Etc	41901	200	200	300	400	400	600	600	600	400	300	200	200	4,400	
Total Revenue		86,754	93,166	123,998	139,495	163,853	171,810	197,570	186,910	161,924	149,685	127,739	91,609	1,694,513	
Payroll Costs															
Salary and Wages															
Administrative Share	60021	6,513	9,769	6,513	6,513	6,513	6,513	6,513	9,769	6,513	6,513	6,513	6,513	6,513	84,668
Golf Operations Share	60021	15,699	23,387	17,647	15,699	15,699	15,699	15,699	23,240	15,699	15,699	15,699	15,699	15,699	205,565
Maintenance	60021	21,279	25,203	27,956	21,279	21,279	21,800	21,800	32,668	21,800	21,800	21,800	21,800	21,800	280,464
Employee Bonuses	60041	0	0	180	0	0	180	0	0	180	0	0	0	4,500	
Employee Benefits-401K	60061	95	95	143	95	95	95	95	95	142	95	95	95	5,040	
Payroll Taxes	61021	5,638	6,981	5,708	4,337	4,337	4,388	3,949	5,884	3,949	3,949	3,510	3,510	1,235	
Total Payroll Costs		49,224	65,435	58,147	47,923	47,923	48,675	48,056	71,656	48,283	48,056	47,617	52,995	633,990	
Operating Expenses															
Licenses and Fees	62051	0	150	0	150	126	150	80	80	0	0	100	60	51	1,472
Travel Allowance	62151	80	80	80	25	110	130	200	125	100	100	100	300	100	960
Meetings and Meals	62201	700	30	40	200	335	230	50	50	50	50	130	130	100	1,960
Dues, memberships, Subs.	62251	160	50	50	200	442	447	500	450	293	293	293	293	430	1,785
Data Processing	62301	296	723	320	293	442	447	500	450	293	293	293	293	444	4,794
Security	62331	125	125	125	125	125	125	125	125	100	200	200	125	125	1,650
Postage	62401	232	125	125	125	100	100	300	500	40	1,400	710	200	200	5,950
Printing	62451	650	500	50	587	587	587	587	587	587	587	587	587	587	7,027
Utilities: garbage	62511	570	587	587	587	587	587	587	587	587	587	587	587	587	7,027
Utilities: gas/elec	62521	1,600	1,600	1,950	2,800	2,800	4,000	5,500	5,500	4,000	4,000	2,700	2,500	38,950	
Utilities: propane	62531	0	0	175	0	0	50	0	0	0	277	0	0	502	
Utilities: telephone	62541	260	260	260	260	260	260	260	260	260	260	260	260	3,120	
Utilities: Irig. water	62551	350	350	7,550	10,000	20,000	25,000	25,000	22,000	15,000	10,000	5,000	1,000	141,250	
Utilities: water/sewer	62561	170	170	470	470	470	470	470	255	255	245	235	235	3,915	
Oper Equip Rep. & Main.	62601	2,000	2,000	2,000	2,500	2,500	2,500	2,500	2,500	2,500	2,000	1,300	1,100	25,400	
Irrigation Equipment	62651	200	500	1,000	1,300	1,500	1,500	1,500	1,500	1,000	1,000	600	600	12,500	
Building	62701	600	600	600	600	600	600	600	600	600	600	600	600	7,200	
Uniforms	62751	375	375	375	375	375	375	375	375	375	265	265	265	4,634	
Gas & Oil	62801	750	850	1,050	1,150	1,150	1,450	1,550	1,450	1,150	950	850	750	13,100	
Golf Cart Repair	62851	150	150	150	150	150	150	150	150	150	150	150	150	1,800	
Golf Cart Electrical	62901	700	700	1,200	1,200	1,500	2,000	2,400	2,000	1,700	1,500	1,100	700	16,700	
Accounting	62931	500	1,000	6,000	6,000	0	0	0	3,000	0	0	0	0	11,100	
Legal	62951	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	
Tournament Expense	63001	0	0	250	0	0	0	0	0	0	0	250	0	500	
Janitorial	63051	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	13,920	
Play Equipment	63101	1,600	1,600	500	700	800	800	800	810	100	100	100	100	7,360	

VALLEJO GOLF CLUB, INC.

2008 Operating Budget

WEST GOLF COURSE	ACCT #	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Revenues														
Green Fees	41203	36,562	41,522	60,486	70,320	88,205	94,145	105,640	108,460	84,591	75,190	58,040	40,259	863,420
Member Dues	41302	0	0	0	0	0	0	0	0	132,756	131,962	7,950	0	272,668
Tournament Members	41312	250	875	625	625	250	250	0	0	11,500	7,525	250	125	22,275
Senior Annual Card	41207	1,500	500	500	250	250	500	250	250	0	0	0	0	4,000
Junior Annual Card	41207	450	125	250	250	1,375	1,750	675	375	0	0	0	0	5,250
Handicap Service	41322	130	130	260	260	260	260	260	195	4,550	2,600	325	0	9,815
Golf Cart Storage	41402	6,545	0	0	0	0	0	0	0	0	2,600	0	0	5,885
Member path fees	41205	2,550	2,400	3,600	3,600	3,600	3,600	4,200	4,110	2,400	2,400	2,400	2,100	44,140
Rents	41702	0	0	0	0	0	0	0	0	0	0	0	0	36,960
Golf Cart Rental	41202	15,396	15,396	25,960	33,000	34,600	39,560	38,420	38,310	31,520	28,720	21,220	14,100	336,202
Tournament Income	41502	0	0	3,500	3,500	3,500	7,500	8,000	4,700	2,900	3,100	3,300	300	40,300
Private Cart Repairs	41211	100	100	100	400	150	350	300	175	175	200	125	125	2,300
Management Fee		0	0	0	0	0	40,000	0	0	0	0	0	40,000	80,000
Misc. Int., Etc.	41902	200	200	300	350	400	400	400	400	350	200	200	200	3,600
Total Revenue		63,683	61,248	95,581	112,555	132,590	188,315	158,145	156,975	270,742	251,897	93,810	141,934	1,727,475
Payroll Costs														
Salary and Wages														
Administrative Share	60022	6,513	9,769	6,513	6,513	6,513	6,513	6,513	9,769	6,513	6,513	6,513	6,513	84,668
Golf Operators Share	60022	15,699	23,387	17,647	15,699	15,699	15,699	15,699	23,240	15,699	15,699	15,699	15,699	205,565
Maintenance	60022	22,959	34,913	23,788	22,959	22,959	23,020	23,020	35,837	23,020	23,020	23,020	23,020	301,535
Employee Bonuses	60042	0	0	180	0	0	180	0	0	180	0	0	5,000	5,540
Employee Benefits-401K	60062	108	108	161	108	108	108	108	108	160	108	108	108	1,401
Payroll Taxes	61022	5,885	8,521	5,285	4,527	4,527	4,533	4,080	6,205	4,080	4,080	3,626	4,080	59,429
Total Payroll Costs		51,164	76,698	53,574	49,806	49,806	50,053	49,420	75,159	49,652	49,420	48,966	54,420	658,138
Operating Expenses														
Licenses and Fees	62052	0	140	45	55	165	85	720	100	0	490	60	50	1,910
Travel Allowance	62152	300	100	100	80	150	110	115	400	50	50	100	35	1,590
Meetings and Meals	62202	750	30	40	25	150	130	175	125	100	1,700	0	500	3,725
Dues, memberships, Subs.	62252	17,100	500	600	980	1,660	700	300	315	175	250	30	0	22,610
Data Processing	62302	274	653	315	350	390	400	300	600	300	300	300	450	4,632
Security	62352	175	100	100	310	100	100	310	175	100	310	100	100	1,980
Postage	62402	130	180	214	150	500	50	234	55	200	301	195	150	2,359
Printing	62452	690	760	645	2,500	681	80	100	1,500	2,500	1,200	710	200	11,566
Utilities: garbage	62512	587	587	587	587	587	587	587	587	587	587	587	587	7,044
Utilities: gas/elec	62522	1,500	1,500	1,900	1,900	1,900	1,900	2,000	2,000	2,000	1,800	1,600	1,300	21,300
Utilities: propane	62532	0	0	50	0	0	50	0	0	50	0	0	30	180
Utilities: telephone	62542	260	260	260	260	260	260	260	260	260	260	260	260	3,120
Utilities: Irig. water	62552	0	0	0	0	0	0	0	0	0	0	0	0	0
Utilities: water/sewer	62562	363	363	600	350	350	350	350	350	300	250	250	250	4,126
Oper Equip Rep. & Main.	62602	1,500	2,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	1,600	1,300	1,100	25,000
Irrigation Equipment	62652	600	600	1,200	1,200	1,200	1,200	1,200	1,200	1,200	400	300	200	10,500

Building	62702	500	500	500	500	500	700	800	800	600	500	500	500	500	400	400	500	500	220	500	
Uniforms	62752	220	220	420	850	550	500	500	500	500	400	400	400	400	1,000	1,000	220	220	5,000	5,000	
Gas & Oil	62802	500	700	1,000	1,100	1,300	1,700	1,800	1,200	1,200	1,000	1,000	1,000	1,000	1,000	1,000	1,000	700	13,000	13,000	
Golf Cart Repair	62852	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	1,800	1,800	
Golf Cart Electrical	62902	700	700	1,200	1,200	1,800	2,000	2,000	2,000	1,500	1,500	1,200	1,100	700	1,100	700	16,100	16,100	1,800	1,800	
Accounting	62932	500	1,000	6,000	600	0	0	0	3,000	0	0	0	0	0	0	0	0	0	700	16,100	
Legal	62952	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,100	12,100	
Tournament Expense	63002	600	4,100	5,800	5,100	3,100	4,000	12,700	2,000	1,000	1,000	9,100	1,000	1,000	1,000	1,000	1,000	250	50,850	50,850	
Janitorial	63052	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	13,920	13,920	
Play Equipment	63102	500	500	700	700	700	700	700	500	500	500	500	100	100	100	100	100	100	5,800	5,800	
Health Ins.	63161	7,610	7,610	7,610	7,610	7,610	7,610	7,610	7,610	7,610	7,610	7,610	7,610	7,610	7,610	7,610	7,610	7,610	91,320	91,320	
Liability Ins.	63171	0	5,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	21,000	21,000	
W/C. Ins.	63181	0	8,000	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	36,800	36,800	
Dental Ins.	63191	994	994	994	994	994	994	994	994	994	994	994	994	994	994	994	994	994	11,928	11,928	
First Aid Supplies	63202	0	40	0	0	40	0	0	40	0	0	40	0	0	0	0	0	20	180	180	
Office Supplies	63252	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	4,200	4,200	
Cleaning Supplies	63302	265	525	375	225	575	550	485	455	455	395	370	295	295	370	295	295	295	4,740	4,740	
Operating Supplies	63352	200	701	166	376	560	720	800	595	400	400	200	160	200	160	200	160	200	5,078	5,078	
Grounds Maint. Supplies	63402	50	60	100	100	200	200	200	150	150	150	150	70	70	70	70	70	70	1,500	1,500	
Bunker Sand	63452	0	0	2,500	500	2,500	2,500	0	0	0	2,500	0	0	0	0	0	0	0	7,500	7,500	
Topdressing Sand	63502	0	0	3,500	500	500	500	500	500	500	3,500	500	0	0	0	0	0	0	10,000	10,000	
Ground Cover	63552	0	0	0	150	150	150	150	150	150	0	0	0	0	0	0	0	0	750	750	
Aggregates	63602	0	0	200	0	250	0	0	200	0	0	250	0	0	0	0	0	0	900	900	
Seed	63652	0	0	100	150	250	250	250	200	200	200	100	0	0	0	0	0	0	1,500	1,500	
Small Tools	63702	0	100	100	200	200	200	200	200	200	100	100	100	100	100	100	100	100	1,500	1,500	
Tires	63752	0	100	100	200	200	200	200	200	200	100	100	100	100	100	100	100	100	1,000	1,000	
Fertilizers	63802	1,500	500	1,000	2,500	500	3,400	2,000	2,500	600	500	500	3,500	1,500	20,000	20,000	1,500	20,000	20,000	20,000	
Fungicides	63852	880	600	600	1,000	400	1,500	700	700	1,100	1,100	1,100	1,000	500	10,080	10,080	500	10,080	10,080	10,080	
Herbicides	63902	0	400	0	400	0	500	0	400	300	0	0	0	0	2,000	2,000	0	2,000	2,000	2,000	
Insecticides	63952	0	0	0	50	0	50	0	0	0	0	0	0	0	0	0	0	0	100	100	
Other Chemicals	64002	90	160	260	100	1,000	175	700	155	156	90	325	0	0	3,211	3,211	0	3,211	3,211	3,211	
Signage	64052	100	0	100	200	200	200	200	0	0	0	0	0	0	1,000	1,000	0	1,000	1,000	1,000	
Pest Control	64102	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	360	360	
Lab Testing	64152	100	0	100	100	0	100	100	100	100	0	0	0	0	500	500	0	500	500	500	
Schools & Training	64202	50	200	350	200	100	100	100	100	100	100	100	100	100	100	100	100	100	1,500	1,500	
Other Contracted Services	64252	310	300	300	300	6,000	6,000	800	300	1,200	100	100	200	0	15,710	15,710	0	15,710	15,710	15,710	
Leases	64302	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000	48,000	
Advertising	64352	450	450	550	1,500	1,500	1,500	600	600	400	400	400	400	400	400	400	400	400	8,750	8,750	
Promotion	64402	80	25	200	300	50	200	75	100	100	605	285	100	100	2,120	2,120	100	2,120	2,120	2,120	
Donations	64442	25	0	0	40	20	20	0	100	0	0	0	0	0	205	205	0	205	205	205	
Bank Charges	64452	100	1,150	1,150	1,150	1,250	1,350	1,450	1,450	1,350	1,250	1,150	950	13,750	13,750	950	13,750	13,750	13,750		
Miscellaneous exp.	64552	85	85	85	85	85	85	85	85	85	85	85	85	85	1,020	1,020	85	1,020	1,020	1,020	
Depreciation	64602	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	82,800	82,800	6,900	82,800	82,800	82,800	
Property Tax-Equipment	64652	0	0	0	0	0	0	145	3,000	0	0	0	0	0	3,145	3,145	0	3,145	3,145	3,145	
Total Oper. Expenses:	54,228	56,083	64,006	58,317	60,167	66,046	64,885	59,441	57,352	54,887	42,851	33,996	672,259								
Total expenses	105,392	132,781	117,580	108,123	109,973	116,099	114,305	134,600	107,004	104,307	91,817	88,416	1,330,397								
Other Disbursements																					

VALLEJO GOLF CLUB, INC.
2008 Operating Budget

EAST DRIVING RANGE		ACCT #	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Revenue															
Token sales		40104	13,000	14,625	21,125	22,100	19,500	19,500	19,500	26,000	26,000	24,375	22,750	17,875	246,350
Card sales		40204	1,925	2,750	3,300	4,125	2,750	2,750	2,750	4,950	4,400	4,125	3,025	2,200	39,050
Rent		41704	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenue			14,925	17,375	24,425	26,225	22,250	22,250	22,250	30,950	30,400	28,500	25,775	20,075	285,400
Payroll Costs															
Salary and Wages															
Administrative Share		60024	723	1,085	723	723	723	723	723	1,085	723	723	723	723	9,400
Golf Operations		60024	7,102	9,277	7,102	7,102	7,102	7,102	7,102	10,501	7,102	7,102	7,102	7,102	90,798
Maintenance		60024	320	379	420	320	320	328	328	491	328	328	328	328	4,218
Employee Bonuses		60044	0	0	400	0	0	400	0	0	400	0	0	1,000	2,200
Employee Benefits-401K		60064	17	17	28	17	17	17	17	17	30	17	17	17	228
Payroll Taxes		61024	1,059	1,342	907	814	814	815	733	1,087	733	733	652	733	10,422
Total Payroll Costs			9,221	12,100	9,580	8,976	8,976	9,385	8,903	13,181	9,316	8,903	8,822	9,903	117,266
Operating Expenses															
Licenses and Fees		62054	0	25	0	30	10	10	300	5	0	0	25	0	405
Travel Allowance		62154	15	15	15	15	15	15	15	15	15	15	15	15	180
Meetings and Meals		62204	25	25	25	25	25	25	25	25	25	25	25	75	350
Dues, Memberships, Subs.		62254	20	20	20	50	90	20	15	0	0	0	35	0	270
Data Processing		62304	95	195	125	95	125	125	95	95	95	95	95	95	1,330
Security		62354	18	18	18	18	18	18	18	18	18	18	18	18	216
Postage		62404	50	50	50	50	50	50	50	50	50	50	50	30	580
Printing		62454	90	10	10	200	135	15	40	15	15	70	15	10	625
Utilities: garbage		62514	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Utilities: gas/elec		62524	200	200	200	200	250	375	375	225	225	175	150	125	2,700
Utilities: propane		62534	0	0	0	0	0	0	0	0	0	0	0	0	0
Utilities: telephone		62544	107	107	107	107	107	107	107	107	107	107	107	107	1,284
Utilities: irrig. water		62564	0	0	0	0	0	0	0	0	0	0	0	0	0
Utilities: water/sewer		62554	95	95	95	95	100	105	105	105	110	101	95	95	1,196
Oper Equip Rep. & Main.		62604	175	310	300	300	300	350	250	300	250	250	250	250	3,285
Irrigation Equipment		62654	75	100	200	200	225	225	250	250	225	150	50	50	2,000
Building		62704	50	50	150	250	300	400	300	300	300	100	300	100	2,600
Uniforms		62754	41	41	200	200	41	41	41	41	41	41	41	41	810
Gas & Oil		62804	50	50	50	100	150	150	150	150	150	100	75	50	1,225
Golf Cart Repair			0	0	0	0	0	0	0	0	0	0	0	0	0
Golf Cart Gas & Oil			0	0	0	0	0	0	0	0	0	0	0	0	0
Accounting		62934	100	100	100	1,200	500	0	0	200	0	0	0	0	2,400
Legal		62954	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Tournament Expense		63054	0	0	0	0	0	0	0	0	0	0	0	0	0
Janitorial		63104	270	270	270	270	270	270	270	270	270	270	270	270	3,240
Play Equipment			50	50	50	50	4,500	100	100	270	100	50	50	50	9,650

Health Ins.	63161	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,400
Liability Ins.	63171	0	1,176	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	3,752
W.C. Ins.	63181	0	1,800	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	8,550
Dental Ins.	63191	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	1,560
First Aid Supplies	63204	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
Office Supplies	63254	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	900
Cleaning Supplies	63304	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	1,020
Operating Supplies	63354	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	16,350
Grounds Maint. Supplies	63404	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	240
Bunker Sand	63454	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Topdressing Sand	63504	0	0	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	400
Ground Cover	63554	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
Aggregates	63604	0	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150
Seed	63654	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	175
Small Tools	63704	10	10	10	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	180
Tires	63754	0	100	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300
Fertilizers	63804	0	0	0	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,500
Fungicides	63854	0	0	240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,480
Herbicides	63904	0	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300
Insecticides	63954	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Chemicals-	64004	0	40	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Signage	64054	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	440
Pest Control	64104	5	5	5	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	600
Lab Testing	64154	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60
Schools & Training	64204	25	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300
Other Contracted Services	64254	78	75	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	618
Leases	64304	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising	64354	110	60	200	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,720
Promotion	64404	50	15	60	50	25	55	20	10	10	10	10	10	10	10	10	10	10	10	365
Donations	64444	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150
Bank Charges	64554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Exp.	64554	0	20	0	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	100
Depreciation	406	406	406	406	406	406	406	406	406	406	406	406	406	406	406	406	406	406	406	4,872
Property Tax-Equipment	64654	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70
Total Oper. Expenses	4,745	8,128	6,659	13,779	12,465	12,555	7,890	12,410	12,400	6,498	5,687	4,362	107,578							
Other Disbursements																				
Regular Fund, Misc	64704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Improvement Add.	64704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Improvement Exist.	64704	0	0	0	0	8,400	0	0	0	0	0	0	8,400	0	0	0	0	0	0	8,400
Capital Equipment	64724	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,000
Bond Payment	64754	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	127,992
County Payment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operations Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Disb.	10,666	10,666	10,666	10,666	20,666	19,066	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	10,666	146,392

TOTAL EXPENSES	24,632	30,894	26,905	33,421	42,107	41,006	27,459	36,257	32,382	26,067	25,175	24,931	371,236
NET PROFIT	-9,707	-13,519	-2,480	-7,196	-19,857	-18,756	-5,209	-5,307	-1,982	2,433	600	-4,856	-85,836

VALLEJO GOLF CLUB, INC
2008 OPERATING BUDGET

RETAIL OPERATIONS	ACCT #	Jan	Feb	Mar	Apr	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
REVENUE														
ACCESSORIES														
Balls		2,200	3,500	5,500	6,000	6,300	7,500	7,000	8,000	5,000	6,500	4,000	3,000	64,500
Gloves		1,000	1,000	1,300	1,600	1,700	1,800	1,900	1,800	1,400	1,200	800	800	16,300
Misc. accessories		700	700	1,200	1,400	1,600	1,600	1,600	1,600	1,000	1,000	800	800	14,000
Total Accessories		3,900	5,200	8,000	9,000	9,600	10,900	10,500	11,400	7,400	8,700	5,600	4,600	94,800
SOFT GOODS														
MEN'S														
Hats		700	700	1,000	1,300	1,700	2,000	2,000	1,800	1,000	1,100	800	1,100	15,200
Shoes		1,000	1,000	1,100	1,200	1,600	1,900	1,900	1,400	1,100	1,200	800	1,200	15,400
Clothing		300	700	700	900	1,400	1,800	1,600	1,600	1,200	1,500	1,200	2,000	14,900
Outerwear		600	700	1,000	900	500	500	400	400	500	500	900	1,100	8,000
WOMEN'S														
Hats		0	0	0	0	0	0	0	0	0	0	0	0	0
Shoes		150	150	400	450	500	450	400	400	300	300	200	200	3,900
Clothing		125	200	450	450	900	900	900	1,000	600	600	400	300	6,825
Outerwear		200	200	600	400	400	400	200	150	150	200	300	400	3,600
Total Softgoods		3,075	3,650	5,250	5,600	7,000	7,950	7,400	6,750	4,850	5,400	4,600	6,300	67,825
EQUIPMENT														
Men's woods		1,600	1,600	2,000	2,000	3,000	3,500	2,600	2,500	2,000	2,500	1,200	1,600	26,100
Ladies woods		200	0	200	200	300	400	400	200	200	200	200	300	2,800
Men's irons		600	600	1,200	1,500	1,500	1,500	2,000	1,200	900	900	600	900	13,400
Women's irons		300	0	0	200	300	300	500	400	300	300	0	200	2,800
Utility clubs		300	600	700	1,500	1,500	1,500	1,200	1,200	900	1,200	700	800	12,100
Putters		700	500	900	1,100	900	1,200	700	1,200	1,000	1,100	800	800	10,900
Bags		600	600	700	800	1,200	1,000	1,200	1,600	1,000	1,200	900	1,200	12,000
Total Equipment		4,300	3,900	5,700	7,300	8,700	9,400	8,600	8,300	6,300	7,400	4,400	5,800	80,100
Rentals														
Pull carts		250	250	400	500	500	500	500	500	400	300	250	200	4,550
Clubs		150	250	200	250	300	300	300	300	200	150	200	100	2,700
Total Rental		400	500	600	750	800	800	800	800	600	450	450	300	7,250
Misc. Int., etc		25	25	25	25	25	25	25	25	25	25	25	25	300
TOTAL REVENUE		11,700	13,275	19,575	22,675	26,125	29,075	27,325	27,275	19,175	21,975	15,075	17,025	250,275
COST OF GOODS SOLD														
Merch Costs - Soft Goods		2,030	2,409	3,465	3,696	4,620	5,247	4,884	4,455	3,201	3,564	3,036	4,158	44,765
Merch Costs - Hard Goods		2,838	2,574	3,762	4,818	5,742	6,204	5,676	5,478	4,158	4,884	2,904	3,828	52,866
Merch Costs - Accessories		2,574	3,432	5,280	5,940	6,336	7,194	6,930	7,524	4,884	5,742	3,696	3,036	62,568
Freight		0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL COST OF GOODS		7,442	8,415	12,507	14,454	16,698	18,645	17,490	17,457	12,243	14,190	9,636	11,022	160,199
GROSS PROFIT		4,259	4,860	7,068	8,221	9,427	10,430	9,835	9,818	6,932	7,785	5,439	6,003	90,077
PAYROLL COSTS														
Salaries and Wages														

VALLEJO GOLF CLUB, INC
2008 OPERATING BUDGET

CAFE OPERATIONS REVENUE	ACCT #	Jan	Feb	Mar	Apr	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Range Restaurant		4,925	5,100	7,363	8,550	9,825	9,875	9,888	9,888	9,100	8,163	6,350	5,125	94,150
		14,775	15,300	22,088	25,650	29,475	29,625	29,663	29,663	27,300	24,488	19,050	15,375	282,450
Total Sales		19,700	20,400	29,450	34,200	39,300	39,500	39,550	39,550	36,400	32,650	25,400	20,500	376,600
SALES														
Beverage	42019	6,000	6,200	8,000	9,000	10,000	10,000	10,000	10,000	9,000	8,500	7,500	6,200	100,400
Food	42009	7,500	8,000	11,000	13,000	15,000	15,000	15,000	15,000	13,000	12,000	10,000	8,000	142,500
Beer	42029	4,000	4,000	7,000	8,000	10,000	10,000	10,000	10,000	10,000	8,500	5,000	4,000	90,500
Wine		200	200	300	400	500	500	500	500	400	300	200	200	4,200
Mixers		100	100	150	200	200	200	250	250	200	150	100	100	2,000
Quickies	42049	1,500	1,500	2,500	3,000	3,000	3,000	3,000	3,000	3,000	2,500	2,000	1,500	29,500
Cigarette	42039	400	400	500	600	600	800	800	800	800	700	600	500	7,500
TOTAL SALES		19,700	20,400	29,450	34,200	39,300	39,500	39,550	39,550	36,400	32,650	25,400	20,500	376,600
COST OF GOODS SOLD														
Beverage	52019	2,100	2,170	2,800	3,150	3,500	3,500	3,500	3,500	3,150	2,975	2,625	2,170	35,140
Food	52009	2,625	2,800	3,850	4,550	5,250	5,250	5,250	5,250	4,550	4,200	3,500	2,800	49,875
Beer	52029	1,400	1,400	2,450	2,800	3,500	3,500	3,500	3,500	3,500	2,975	1,750	1,400	31,675
Wine		50	50	75	100	125	125	125	125	100	75	50	50	1,050
Mixers		25	25	38	50	50	50	63	63	50	38	25	25	500
Quickies	52049	600	600	1,000	1,200	1,200	1,200	1,200	1,200	1,200	1,000	800	600	11,800
Cigarette	52039	260	260	325	390	390	520	520	520	520	455	390	325	4,875
TOTAL COST OF GOODS SOLD		7,060	7,305	10,538	12,240	14,015	14,145	14,158	14,158	13,070	11,718	9,140	7,370	134,915
GROSS PROFIT		12,640	13,095	18,913	21,960	25,285	25,355	25,393	25,393	23,330	20,933	16,260	13,130	241,685
PAYROLL COSTS														
Salaries and Wages	60029	723	1,085	723	723	723	723	723	1,085	723	723	723	723	9,400
Administrative share	60029	11,800	16,498	12,901	11,821	11,821	11,907	11,907	17,707	11,907	11,907	11,907	11,907	153,990
Cafe Operators	60049	0	0	0	0	1,500	0	0	0	0	0	1,500	0	3,000
Employee Bonus	60069	11	11	11	11	11	11	11	11	11	11	11	11	132
Employee Benefits-401K	61029	1,534	2,145	1,677	1,537	1,537	1,191	1,191	1,771	1,191	1,191	1,191	1,191	17,344
Payroll Taxes		14,068	19,739	15,312	14,092	15,592	13,832	13,832	20,574	13,832	13,832	15,332	13,832	183,866
TOTAL PAYROLL COSTS														
OPERATING EXPENSES														
License and fees	62059	0	0	0	0	0	0	0	0	0	1,200	0	0	1,400
Travel allowance	62159	25	25	25	25	25	25	25	25	25	25	25	25	300
Meeting and meals	62209	200	0	50	0	0	0	0	75	0	0	0	0	325

2008 EAST COURSE REVENUE PROJECTION

	RATES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
CART ROUNDS														
18-Hole	32	19200	19200	25120	25600	28800	28800	35200	35200	25600	24000	24000	22400	313120
Twilight	22	4180	4400	8360	11000	13750	13750	13750	13750	8800	7700	7700	4400	111540
Private Cart	3	45	60	75	150	210	210	150	90	75	75	60	45	1245
Outside Tournament Cart	32	1920	1600	3520	4640	7040	8960	7680	6240	5600	7040	3840	1440	59520
TOTAL CART REVENUE		25345	25260	37075	41390	49800	51720	56780	55280	40075	38815	35600	28285	485425
GREEN FEE REVENUE														
WEEKDAY														
Non resident	31	3100	3100	3720	4650	4960	5270	8680	8525	8215	7750	6975	6975	71920
Resident	25	1750	2125	2500	3125	3750	4000	5625	4875	5500	5000	3500	3250	45000
Non resident-twilight	21	1260	1260	3150	3150	3360	5775	6300	4725	3990	3570	2940	1680	41160
Resident-twilight	19	1140	1140	2850	4085	4085	4750	4750	4275	3230	2850	1710	1425	36290
Senior	19	475	475	665	665	665	760	950	950	950	760	760	760	8835
Junior club	5	75	100	125	225	250	300	375	375	175	100	50	50	2200
Junior weekday	15	150	150	150	150	150	225	900	900	150	150	150	150	3375
Ladies Nine Hole League	12	0	0	24	72	780	120	180	180	120	120	0	0	1596
Business League	12	0	0	0	960	1800	2400	1440	2880	2160	0	0	0	11640
Member Coupon	20	200	300	400	500	600	700	700	700	600	500	400	300	5900
Tournament Non-Res Weekday	31	0	0	868	868	868	5580	3720	2480	744	1550	1240	0	17918
Tournament Resident Weekday	25	0	0	0	400	3750	1250	2500	0	0	1250	0	0	9150
Tournament Senior	23	0	0	0	0	575	0	575	0	575	0	0	0	1725
SIRS	20	600	0	480	960	880	880	880	960	1200	800	480	0	8120
Replay	13	130	130	130	390	520	260	260	260	195	130	130	65	2600
Non-Resident Senior	23	4600	4600	7475	8050	10925	9430	9430	9430	8050	6900	4600	2300	85790
TOTAL WEEKDAY REV		13480	13380	22537	28250	37918	41700	47265	41515	35894	31430	22935	16955	353219
OTHER ROUNDS REV														
Coupon-single	25	750	750	1000	1000	1250	1375	1500	1000	1000	1000	750	750	12125
Coupon-2 & cart	23	1150	1725	2300	2300	2300	2300	6900	6900	6900	6325	5175	5175	49450
Golf Now	21	4830	5040	6090	7350	7350	7350	7350	7350	6300	5250	5250	2100	71610
Club 19 - 2 & cart	23	460	345	575	690	805	805	805	805	690	575	460	345	7360
Club 19 - single	25	125	50	125	125	125	125	125	125	125	125	50	25	1250
West Coast coupon	23	230	345	460	690	690	690	690	690	690	460	345	345	6325
Web coupon	23	3680	3220	5750	5750	5750	5865	9775	9200	8050	6900	5750	4600	74290
Pre-twilight coupon	20	1400	1500	1900	2200	3400	3100	3800	3400	2500	2400	2000	2000	29600
TOTAL OTHER REV		12625	12975	18200	20105	21670	21610	30945	29470	26255	23035	19780	15340	252010
TOTAL WEEKDAY REV		26105	26355	40737	48355	59588	63310	78210	70985	62109	54465	42715	32295	605229
WEEKEND														
Non resident	35	19250	20125	21875	22750	24500	28000	31500	28000	28000	28000	28000	17500	297500
Resident	31	7750	8680	9300	11160	11625	7750	10850	12400	12400	10385	9920	6820	119040
Non resident-twilight	23	1725	2645	4025	3450	4025	3910	4830	3680	3680	2760	1725	1150	37605
Resident-twilight	21	1470	1890	3150	2730	3150	3150	3150	2835	2415	2100	1575	840	28455
Junior weekend	16	480	480	480	640	640	560	560	560	560	480	400	240	6080
Tournament Non-Res Weekend	36	3960	6480	5400	6840	7200	9000	7200	8100	7200	9000	6480	3240	80100

Tournament Resident Weekend Replay	32	0	0	0	0	800	1600	640	960	1920	1600	0	0	7520
Member Weekend	17	85	85	170	170	255	340	340	340	255	170	170	85	2465
Pre-Twille Weekend	31	124	186	186	310	310	310	310	310	310	310	434	434	3534
TOTAL WEEKEND REV	26	260	780	1300	1300	1560	1560	2600	2860	2600	1300	520	520	17160
TOTAL WEEKEND REV		35104	41351	45886	49350	54065	56180	61980	60045	59340	56105	49224	30829	599459
TOTAL ROUNDS REV		61209	67706	86623	97705	113653	119490	140190	131030	121449	110570	91939	63124	1204688
TOTAL REVENUE		86554	92966	123698	139095	163453	171210	196970	186310	161524	149385	127539	91409	1690113

2008 WEST COURSE REVENUE PROJECTION

	RATES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
CART ROUNDS														
18-Hole	32	11200	11200	16960	22400	22400	23200	25600	25600	22400	19200	16000	11200	227360
Twilight	22	3300	3300	6600	6600	6600	8360	7700	7590	5280	4400	3300	2420	65450
Member trail fee	3	2550	2400	3600	3600	3600	3600	4200	4110	2400	2400	2400	2100	36960
Tournament Cart	32	896	896	2400	4000	5600	8000	5120	5120	3840	5120	1920	480	43392
Rental Cart Total		17946	17796	29560	36600	38200	43160	42620	42420	33920	31120	23620	16200	373162
GREEN FEE REVENUE														
WEEKDAY														
Non resident	31	1395	1395	2480	2790	3875	4650	6200	7750	6200	5270	4650	3410	50065
Resident	25	2500	2750	3375	4375	5000	5625	7500	7500	6250	5250	4375	3625	58125
Non resident-twilight	21	945	1050	2520	2520	3150	3990	5460	5670	3150	2100	1680	1155	33390
Resident-twilight	19	1615	1710	3800	4275	4180	5890	6080	6270	5130	3800	3325	2090	48165
Member	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior	19	760	855	1140	1615	1615	1615	1615	1615	1330	1140	950	855	15105
Senior - back nine	10	400	600	1000	1300	1600	1500	1850	1850	1200	1200	850	400	13750
Junior club	5	50	75	200	200	200	200	275	275	50	50	50	25	1650
Junior weekday	15	75	75	75	75	150	150	975	450	75	75	75	75	2325
Ladies Nine Hole League	12	0	0	120	900	1020	900	900	900	600	240	0	0	5580
Replay	13	65	65	260	260	260	390	260	260	195	130	130	130	2405
SIRS	20	320	320	600	800	720	800	1600	1600	2400	960	480	0	10600
Tournament Non-Res Weekday	31	0	0	620	620	3100	5580	1240	1395	620	1550	0	0	14725
Tournament Resident Weekday	25	0	0	0	2000	4500	2500	500	0	0	1250	0	0	10750
Tournament Senior	23	0	0	0	575	0	0	575	0	0	575	0	0	1725
Non-Resident Senior	23	3680	3450	6210	6900	6900	8050	8050	9200	6900	5750	4600	3450	73140
TOTAL WEEKDAY REV		11805	12345	22400	29205	36270	41840	43080	44735	34100	29340	21165	15215	341500
OTHER ROUNDS REVENUE														
Coupon-single	25	125	250	500	625	875	875	875	750	500	500	375	250	6500
Coupon-2 & cart	23	920	920	1955	1725	1840	3450	6670	6325	5175	3450	2760	2760	37950
Golf Now	21	1050	1050	1050	2100	2100	2100	3150	3150	2100	2100	2100	2100	25200
Club 19 - 2 & Cart	23	46	46	92	115	115	115	115	115	92	92	92	46	1081
Club 19 Single	25	50	50	100	125	125	125	125	125	125	125	125	100	1300
West Coast Coupon	23	46	46	184	230	230	230	230	230	184	138	138	138	2024
Web coupon	23	1955	2300	3105	1610	1840	1840	4140	4600	4025	3450	2875	2760	34500
Pre-twilight coupon	20	1200	1400	1800	1800	2200	2200	2200	2000	1600	1200	600	500	18700
TOTAL COUPONS		5392	6052	8786	8330	9325	10935	17505	17265	14851	11055	9065	8654	127255
TOTAL WEEKDAY REV		17197	18407	31186	37335	45595	52775	60585	62030	48951	40395	30230	23869	468755
WEEKEND														
Non resident	35	10500	10500	12250	14000	17500	17500	21000	21000	16625	16100	14000	8750	179725
Resident	31	4650	4950	5115	6510	8990	8680	8370	9300	7750	6620	6200	3875	81220
Non resident-twilight	23	920	1380	3220	3220	4600	3680	3795	3450	2760	2645	2300	920	32890
Resident-twilight	21	1470	1470	3045	3045	3255	3360	2940	3150	2520	2100	1680	1050	29085
Member	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Junior weekend	16	80	160	240	320	480	480	800	800	720	640	400	400	5520

Tournament member tournament play	20	0	800	1500	1500	2100	800	1200	1400	1200	1200	0	0	10500
Replay	17	85	85	170	170	255	340	340	340	340	255	170	0	2465
Pre-Twittle	26	260	260	260	260	260	390	390	390	390	390	260	260	3640
Tournament Non-Res Weekend	35	1400	3500	3500	2520	4550	4900	5600	3500	2800	4200	2800	1050	40320
Tournament Resident Weekend	31	0	0	0	1240	620	1240	620	3100	620	1860	0	0	9300
TOTAL WEEKEND REV		19365	23115	29300	32785	42610	41370	45055	46430	35640	34795	27810	16390	394665
TOTAL ROUNDS REVENUE		36562	41522	60486	70320	88205	94145	105640	108460	84591	75190	58040	40259	863420
ANNUAL DUES														
Membership Yearly														
Individual	795	0	0	0	0	0	0	0	0	0	112890	112890	7950	233730
Couple	1192	0	0	0	0	0	0	0	0	0	19072	19072	0	38144
Life/spouse	397	0	0	0	0	0	0	0	0	794	0	0	0	794
TOTAL MEMBERSHIP REV		0	0	0	0	0	0	0	0	132756	131962	7950	0	272668
TOURNAMENT MEMBER														
Tournament - new	125	250	875	625	625	250	250	0	0	0	625	250	125	3875
Tournament - renew	115	0	0	0	0	0	0	0	0	0	6900	0	0	18400
TOTAL TOURN MEMBER REV		250	875	625	625	250	250	0	0	11500	7525	280	125	22275
SENIOR ANNUAL CARD	50	1500	500	500	250	250	500	250	250	0	0	0	0	4000
JUNIOR ANNUAL CARD	25	450	125	250	250	1375	1750	675	375	0	0	0	0	5250
HANDICAP SERVICE REV	65	130	130	260	260	260	260	260	195	4550	2600	325	585	9815
ANNUAL CART STORAGE														
Cart storage - Elec	250	4000	0	0	0	0	0	0	0	0	0	0	24500	28500
Cart storage - Gas	220	2420	0	0	0	0	0	0	0	0	0	0	19140	21560
Trailer in	25	125	0	0	0	0	0	0	0	0	0	0	500	625
TOTAL CART STORAGE REV		6545	0	0	0	0	0	0	0	0	0	0	44140	50685
TOTAL ALL ROUNDS REVENUES		63383	60948	91681	108305	128540	140065	149445	151700	267317	248397	90185	101309	1601275

2008 DRIVING RANGE REVENUE PROJECTION

DRIVING RANGE	RATES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Tokens	3.25	13000	14625	21125	22100	19500	19500	19500	26000	26000	24375	22750	17875	246350
Range cards	55	1925	2750	3300	4125	2750	2750	2750	4950	4400	4125	3025	2200	39050
TOTAL REVENUE		14925	17375	24425	26225	22250	22250	22250	30950	30400	28500	25775	20075	285400

2008 EAST COURSE REVENUE ROUNDS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
CART ROUNDS													
18-Hole Twilight	600	600	785	800	900	900	1100	1100	800	750	750	700	9785
Private Cart	190	200	380	500	625	625	625	625	400	350	350	200	5070
Outside Tournament Cart	15	20	25	50	70	70	50	30	25	25	20	15	415
TOTAL CART RDS	865	870	1300	1495	1815	1875	2015	1950	1400	1345	1240	960	17130
GREEN FEE ROUNDS													
WEEKDAY													
Non-Resident	100	100	120	150	160	170	280	275	265	250	225	225	2320
Resident	70	85	100	125	150	160	225	195	220	200	140	130	1800
Non-Resident-Twilight	60	60	150	150	160	275	300	225	190	170	140	80	1960
Resident-Twilight	60	60	150	215	215	250	250	225	170	150	90	75	1910
Senior	25	25	35	35	35	40	50	50	50	40	40	40	465
Junior club	15	20	25	45	50	60	75	75	35	20	10	10	440
Junior weekday	10	10	10	10	10	15	60	60	10	10	10	10	225
Ladies Nine Hole Weekday	0	0	2	6	65	10	15	15	10	10	0	0	133
Business League	0	0	0	80	150	200	120	240	180	0	0	0	970
Membr Coupon	10	15	20	25	30	35	35	35	30	25	20	15	295
Tournament Non-Res Weekday	0	0	28	28	28	180	120	80	24	50	40	0	578
Tournament Resident Weekday	0	0	0	16	150	50	100	0	0	50	0	0	366
Tournament Senior	0	0	0	0	25	0	25	0	25	0	0	0	75
SIRS	30	0	24	48	44	44	44	48	60	40	24	0	406
Replay	10	10	10	30	40	20	20	20	15	10	10	5	200
Non-Resident Senior	200	200	325	350	475	410	410	410	350	300	200	100	3730
TOTAL WEEKDAY	590	585	999	1313	1787	1919	2129	1953	1634	1325	949	690	15873
OTHER													
Coupon-single	30	30	40	40	50	55	60	40	40	40	30	30	485
Coupon-2 & cart	50	75	100	100	100	100	300	300	300	275	225	225	2150
Golf Now	230	240	290	350	350	350	350	350	300	250	250	100	3410
Club 19 - 2 & cart	20	15	25	30	35	35	35	35	30	25	20	15	320
Club 19 - single	5	2	5	5	5	5	5	5	5	5	2	1	50
West Coast coupon	10	15	20	30	30	30	30	30	30	20	15	15	275
Web coupon	160	140	250	250	250	255	425	400	350	300	250	200	3230
Pre-willie coupon	70	75	95	110	170	155	190	170	125	120	100	100	1480
TOTAL OTHER ROUNDS	575	592	825	915	990	985	1395	1330	1180	1035	892	686	11400
TOTAL WEEKDAY ROUNDS	1165	1177	1824	2228	2777	2904	3524	3283	2814	2360	1841	1376	27273
WEEKEND													
Non-Resident	550	575	625	650	700	800	900	800	800	800	800	500	8500
Resident	250	280	300	360	375	250	350	400	400	335	320	220	3840
Non-Resident-Twilight	75	115	175	150	175	170	210	160	160	120	75	50	1635
Resident-Twilight	70	90	150	130	150	150	150	135	115	100	75	40	1355
Junior weekend	30	30	30	40	40	35	35	35	35	30	25	15	380
Tournament Non-Res Weekend	110	180	150	190	200	250	200	225	200	250	180	90	2225

2008 WEST COURSE REVENUE ROUNDS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
CART ROUNDS													
18-Hole	350	350	530	700	700	725	800	800	700	600	500	350	7105
Twilight	150	150	300	300	300	380	350	345	240	200	150	110	2975
Member trail fee	850	800	1200	1200	1200	1200	1400	1370	800	800	800	700	12320
Tournament Cart	28	28	75	125	175	250	160	160	120	160	60	15	1356
TOTAL CART RDS	1378	1328	2105	2325	2375	2555	2710	2675	1860	1760	1510	1175	23756
GREEN FEE ROUNDS													
WEEKDAY													
Non resident	45	45	80	90	125	150	200	250	200	170	150	110	1615
Resident	100	110	135	175	200	225	300	300	250	210	175	145	2325
Non resident-twilight	45	50	120	120	150	190	260	270	150	100	80	55	1590
Resident-twilight	85	90	200	225	220	310	320	330	270	200	175	110	2535
Member	835	800	1200	1250	1330	1310	1500	1400	1200	1200	1050	750	13825
Senior	40	45	60	85	85	85	85	85	70	60	50	45	795
Junior - back nine	40	60	100	130	160	150	185	185	120	120	85	40	1375
Junior club	10	15	40	40	40	40	55	55	10	10	10	5	330
Junior weekday	5	5	5	5	10	10	65	30	5	5	5	5	155
Ladies Nine Hole Weekday	0	0	10	75	85	75	75	75	50	20	0	0	465
Replay	5	5	20	20	20	30	20	20	15	10	10	10	185
SFRS	16	16	30	40	36	40	80	80	120	48	24	0	530
Tournament Non-Res Weekday	0	0	20	20	100	180	40	45	20	50	0	0	475
Tournament Resident Weekday	0	0	0	80	180	100	20	0	0	50	0	0	430
Tournament Senior	0	0	0	25	0	0	25	0	0	25	0	0	75
Non-Resident Senior	160	150	270	300	300	350	350	400	300	250	200	150	3180
TOTAL WEEKDAY	1386	1391	2290	2680	3041	3245	3580	3525	2780	2528	2014	1425	29885
OTHER													
Coupon-single	5	10	20	25	35	35	35	30	20	20	15	10	260
Coupon-2 & cart	40	40	85	75	80	150	290	275	225	150	120	120	1650
Golf Now	50	50	50	100	100	100	150	150	150	100	100	100	1200
Club 19 - 2 & Cart	2	2	4	5	5	5	5	5	4	4	4	2	47
Club 19 Single	2	2	4	5	5	5	5	5	5	5	5	4	52
West Coast	2	2	8	10	10	10	10	10	8	6	6	6	88
Web coupon	85	100	135	70	80	80	180	200	175	150	125	120	1500
Pre-twilight coupon	60	70	90	90	110	110	110	100	80	60	30	25	935
TOTAL COUPONS	246	276	396	380	425	495	785	775	667	495	405	387	5732
TOTAL WEEKDAY	1632	1667	2686	3060	3466	3740	4365	4300	3447	3023	2419	1812	35617
WEEKEND													
Non resident	300	300	350	400	500	500	600	600	475	460	400	250	5135
Resident	150	160	165	210	290	280	270	300	250	220	200	125	2620
Non resident-twilight	40	60	140	140	200	160	165	150	120	115	100	40	1430
Resident-twilight	70	70	145	145	155	160	140	150	120	100	80	50	1385
Member	450	450	500	550	550	550	450	450	400	400	400	300	5450
Junior weekend	5	10	15	20	30	30	50	50	45	40	25	25	345

Tournament member tournament play	0	40	75	75	105	40	60	70	60	0	0	0	0	525
Replay	5	5	10	10	15	20	20	20	15	10	10	10	5	145
Pre-Twittle	10	10	10	10	10	15	15	15	15	10	10	10	10	140
Tournament Non-Res Weekend	40	100	100	72	130	140	160	100	80	120	80	30	30	1152
Tournament Resident Weekend	0	0	0	40	20	40	20	100	20	60	0	0	0	300
TOTAL WEEKEND	1070	1205	1510	1672	2005	1935	1950	2005	1600	1535	1305	835	18627	
TOTAL REVENUE ROUNDS	2702	2872	4196	4732	5471	5675	6315	6305	5047	4558	3724	2647	54244	
NON REVENUE ROUNDS														
Complimentary	25	25	25	40	40	40	40	35	30	25	20	15	360	
Employee	50	50	35	50	80	80	80	80	75	70	60	50	760	
High school	0	75	215	110	15	0	0	0	70	50	15	0	550	
VGC Junior Golf	0	0	0	100	0	60	120	100	0	0	0	0	380	
TOTAL NON REVENUE	75	150	275	300	135	180	240	215	175	145	95	65	2050	
TOTAL ALL ROUNDS	2777	3022	4471	5032	5606	5855	6555	6520	5222	4703	3819	2712	56294	
ANNUAL DUES														
Membership yearly														
Individual	0	0	0	0	0	0	0	0	142	142	10	0	294	
Couple	0	0	0	0	0	0	0	0	16	16	0	0	32	
Life/spouse	0	0	0	0	0	0	0	0	2	0	0	0	2	
TOTAL MEMBERSHIP	0	0	0	0	0	0	0	0	160	158	10	0	328	
TOURNAMENT MEMBER														
Tournament - new	2	7	5	5	2	2	0	0	0	5	2	1	31	
Tournament - renew	0	0	0	0	0	0	0	0	100	60	0	0	160	
TOTAL TOURNAMENT	2	7	5	5	2	2	0	0	100	65	2	1	191	
SENIOR ANNUAL CARD	30	10	10	5	5	10	5	5	0	0	0	0	80	
JUNIOR ANNUAL CARD	18	5	10	10	55	70	27	15	0	0	0	0	210	
HANDICAP SERVICE	2	2	4	4	4	4	4	3	70	40	5	9	151	
ANNUAL CART STORAGE														
Cart storage - Elec	16	0	0	0	0	0	0	0	0	0	0	0	98	
Cart storage - Gas	11	0	0	0	0	0	0	0	0	0	0	0	87	
Trailer in	5	0	0	0	0	0	0	0	0	0	0	0	25	
Cart Co-Owner														
TOTAL CART STORAGE	32	0	0	0	0	0	0	0	0	0	0	205	237	

2008 DRIVING RANGE USAGE

DRIVING RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Tokens	4000	4500	6600	6800	6000	6000	6000	8000	8000	7500	7000	5500	75800
Range cards	35	50	60	75	50	50	50	90	80	75	55	40	710

Blue Rock Springs GC
Schedule of Fees

	2007 Rate	2008 Rate	Variance
<u>Weekday</u>			
Non Res	\$ 30.00	\$ 31.00	\$ 1.00
Resident	\$ 24.00	\$ 25.00	\$ 1.00
Non Res-twilight	\$ 20.00	\$ 21.00	\$ 1.00
Resident-twilight	\$ 18.00	\$ 19.00	\$ 1.00
Senior	\$ 18.00	\$ 19.00	\$ 1.00
Senior Back Nine	\$ 9.00	\$ 10.00	\$ 1.00
Junior Club	\$ 5.00	\$ 5.00	\$ -
Junior Wkday	\$ 14.00	\$ 15.00	\$ 1.00
Ladies Nine Hole League	\$ 12.00	\$ 12.00	\$ -
Business League	\$ 12.00	\$ 12.00	\$ -
Member Coupon	\$ 19.00	\$ 20.00	\$ 1.00
Tournament Non-Resident	\$ 30.00	\$ 31.00	\$ 1.00
Tournament Resident	\$ 24.00	\$ 25.00	\$ 1.00
SIRS	\$ 20.00	\$ 20.00	\$ -
Replay	\$ 12.00	\$ 13.00	\$ 1.00
Non-Resident Senior	\$ 23.00	\$ 23.00	\$ -
<u>Other Rounds - Coupons</u>			
Coupon-single	\$ 24.00	\$ 25.00	\$ 1.00
Coupon W/Cart	\$ 39.00	\$ 39.00	\$ -
Web Coupon W/Cart	\$ 39.00	\$ 39.00	\$ -
Club 19 W/Cart	\$ 39.00	\$ 39.00	\$ -
Club 19 Single	\$ 24.00	\$ 25.00	\$ 1.00
West Coast W/Cart	\$ 39.00	\$ 39.00	\$ -
Golf Now	\$ 21.00	\$ 21.00	\$ -
Pre-twilight	\$ 19.00	\$ 20.00	\$ 1.00
<u>Weekend</u>			
Non-Resident	\$ 34.00	\$ 35.00	\$ 1.00
Resident (Member Weekend)	\$ 30.00	\$ 31.00	\$ 1.00
Non Res-twilight	\$ 22.00	\$ 23.00	\$ 1.00
Resident-twilight	\$ 20.00	\$ 21.00	\$ 1.00
Junior	\$ 16.00	\$ 16.00	\$ -
Replay	\$ 16.00	\$ 17.00	\$ 1.00
Pre-Twilight	\$ 25.00	\$ 26.00	\$ 1.00
Non-Resident Tournament	\$ 34.00	\$ 35.00	\$ 1.00
Resident Tournament	\$ 30.00	\$ 31.00	\$ 1.00
Tournament Member Tournament Play	\$ 20.00	\$ 20.00	\$ -
<u>Carts</u>			
18-Hole	\$ 32.00	\$ 32.00	\$ -
Twilight	\$ 22.00	\$ 22.00	\$ -
Private Cart Trail Fee	\$ 2.00	\$ 3.00	\$ 1.00
Tournament Cart	\$ 32.00	\$ 32.00	\$ -

**Blue Rock Springs GC
Schedule of Fees**

	2007 Rate	2008 Rate	Variance
Vallejo Golf Club, Inc. Yearly Dues - Single	\$ 705.00	\$ 795.00	\$ 90.00
Vallejo Golf Club, Inc. Yearly Dues - Husband/Wife	\$ 1,035.00	\$ 1,192.00	\$ 157.00
Vallejo Golf Club, Inc. Yearly Dues - Life/Spouse	\$ 355.00	\$ 397.00	\$ 42.00
Tournament Member Dues - 1st Yr.	\$ 125.00	\$ 125.00	\$ -
Tournament Member Dues - Subsequent Yrs.	\$ 115.00	\$ 115.00	\$ -
Sr. Annual Card	\$ 25.00	\$ 50.00	\$ 25.00
Jr. Annual Card	\$ 25.00	\$ 25.00	\$ -
Cart Storage - Gas	\$ 190.00	\$ 220.00	\$ 30.00
Cart Storage - Electric	\$ 222.00	\$ 250.00	\$ 28.00
Trailerred-In Cart	\$ 25.00	\$ 25.00	\$ -
Handicap Service	\$ 65.00	\$ 65.00	\$ -
Golf Range:			
per token	\$ 3.25	\$ 3.25	\$ -
discount card	\$ 55.00	\$ 55.00	\$ -

august 2007 Blue Rock Springs Golf Course Compared To:

	Adobe Creek Petaluma 707-765-3000	Bennett Valley Santa Rosa 707-528-3673	Boundary Oak Walnut Creek 925-934-4775	Cypress Lakes Travis AFB 707-448-7186 nonmilitary
18 hole resident				
weekday	42.00	17.00	23.00	57.50
weekend	58.00	26.00	31.00	67.50
18 hole non-resident				
weekday	50.00	23.00	29.00	
weekend	70.00	34.00	37.00	
9 hole resident				
weekday		11.00		
weekend		14.00		
9 hole non-resident				
weekday		14.00		
weekend		19.00		
18 hole sr resident				
weekday	39.00	13.00	18.00	
weekend			31.00	
18 hole sr non-resident				
weekday		16.00	23.00	
weekend			37.00	
9 hole sr resident				
weekday		8.00		
weekend				
9 hole sr non-resident				
weekday		11.00		
weekend				
18 hole junior				
weekday	15.00	7.00		
weekend		8.00		
9 hole junior				
weekday		5.00		
weekend		5.00		
twilight rates				
weekday	26.00	9 hole rates	19.00	42.50
weekend	29.00		21.00	52.50
driving range				
small bucket	5.00	3.00	4.00	2.50
large bucket	9.00	6.00	6.00	5.00
range card/promo	key 50 - 100	\$54/10 large		
cart fees		1 rider 2 rider		
18 holes	14.00	22.00 14.00	28.00	12.00 single
9 holes		13.00 8.00	14.00	10.00 each w/2
annual memberships				
single	750 up front + 150 mntly	course		
couple	1000 up front + 220 mntly	under		
blocked tee times	no	construction		
special tee time priv	8 days			
golf shop discounts	20%			
rate increase				
increase for 2007	?	not till jan 08	?	?
time privileges				
making a tee time	7 days	7 days	7 days	
# of tee times @ one time	2 foresomes	3 foresomes	1 foresome	

august 2007 Blue Rock Springs Golf Course Compared To:

	Diablo Creek Concord 925-686-6262	Green Tree Vacaville 707-448-1420	Kennedy Park Napa 707-255-4333	Lone Tree Antioch 925-757-5200
18 hole resident		walk ride		
weekday	24.00	24.00 36.00	25.00	24.00
weekend	32.00	34.00 46.00	33.00	35.00
18 hole non-resident				
weekday	28.00		33.00	29.00
weekend	37.00		43.00	42.00
9 hole resident				
weekday	16.00		13.00	
weekend	18.00		17.00	
9 hole non-resident				
weekday	18.00		17.00	
weekend	22.00		23.00	
18 hole sr resident				
weekday	18.00	18.00 30.00	17.00	program called
weekend	24.00			golfers advantage
18 hole sr non-resident				mon-fri card is
weekday	21.00		22.00	50 & up 50.00
weekend	24.00			49 & undr 100.00
9 hole sr resident				
weekday				
weekend				
9 hole sr non-resident				
weekday				
weekend				
12 hole junior				
weekday	14.00	18.00 30.00	10.00	
weekend			21.00	
9 hole junior				
weekday		\$140 card wkdays		
weekend		summers after 2		
twilight rates				
weekday	14.00	19.00 31.00	22.00	16.00
weekend	14.00	24.00 36.00	21.00	20.00
driving range				
small bucket	4.00	2.00 4.00	3.00	6.00
large bucket	8.00	6.00 8.00	7.00	8.00
range card/promo	\$84 for \$70	45.00 60.00	\$175 for \$225	13 tokens \$30
cart fees				
18 holes	27.00	12.00	13.00 per person	15.00
9 holes	17.00			
annual memberships			mnthly card	
single				
couple				
blocked tee times				
special tee time priv				
golf shop discounts				
rate increase				
increase for 2007	no	no	no	?
time priviledges				
making a tee time	8 phone/7 person	7 days	2 weeks	
# of tee times @ one time	2 foresomes	3 foresomes	3 foresomes	

august 2007 Blue Rock Springs Golf Course Compared To:

	Mare Island Vallejo 707-562-4653	Paradise Valley Fairfield 707-426-1600	Rancho Solano Fairfield 707-429-4653	Tilden Park Berkeley 510-848-7373
18 hole resident				
weekday	22.00	27.00	27.00	32.00
weekend	35.00	40.00	40.00	55.00
18 hole non-resident				
weekday	25.00	37.00	37.00	32.00
weekend	40.00	52.00	52.00	55.00
9 hole resident				
weekday				
weekend				
9 hole non-resident				
weekday				
weekend				
18 hole sr resident				
weekday	18.00	21.00	21.00	
weekend				
18 hole sr non-resident				
weekday	21.00	27.00	27.00	
weekend				
9 hole sr resident				
weekday				
weekend				
9 hole sr non-resident				
weekday				
weekend				
18 hole junior				
weekday	10.00	8.00	8.00	
weekend				
9 hole junior				
weekday				
weekend				
twilight rates				
weekday	20.00	24.00	24.00	23.00
weekend	26.00	28.00	28.00	29.00
driving range				
small bucket	5.00	3.75	3.75	5.00
large bucket	5.00	6.75	6.75	11.00
range card/promo		\$60 for \$90	\$35 for \$50	45.00 / 85.00
cart fees				
18 holes	15.00	15.00 per rider	15.00 per rider	15.00 per rider
9 holes		8.00 per rider		7.00
annual memberships				
single				
couple				
blocked tee times				
special tee time priv				
golf shop discounts				
rate increase				
increase for 2007	?	?	?	unknown
tee time privileges				
making a tee time	7 days	7 days	7 days	7 days
# of tee times @ one time	4 or 5	3 foresomes	3 foresomes	

**Blue Rock Springs GC
Schedule of Fees**

	2007 Rate	2008 Rate	Variance
<u>Weekday</u>			
Non Res	\$ 30.00	\$ 31.00	\$ 1.00
Resident	\$ 24.00	\$ 25.00	\$ 1.00
Non Res-twilight	\$ 20.00	\$ 21.00	\$ 1.00
Resident-twilight	\$ 18.00	\$ 19.00	\$ 1.00
Senior	\$ 18.00	\$ 19.00	\$ 1.00
Senior Back Nine	\$ 9.00	\$ 10.00	\$ 1.00
Junior Club	\$ 5.00	\$ 5.00	\$ -
Junior Wkday	\$ 14.00	\$ 15.00	\$ 1.00
Ladies Nine Hole League	\$ 12.00	\$ 12.00	\$ -
Business League	\$ 12.00	\$ 12.00	\$ -
Member Coupon	\$ 19.00	\$ 20.00	\$ 1.00
Tournament Non-Resident	\$ 30.00	\$ 31.00	\$ 1.00
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SIRS	\$ 20.00	\$ 20.00	\$ -
Replay	\$ 12.00	\$ 13.00	\$ 1.00
Non-Resident Senior	\$ 23.00	\$ 23.00	\$ -
<u>Other Rounds - Coupons</u>			
Coupon-single	\$ 24.00	\$ 25.00	\$ 1.00
Coupon W/Cart	\$ 39.00	\$ 39.00	\$ -
Web Coupon W/Cart	\$ 39.00	\$ 39.00	\$ -
Club 19 W/Cart	\$ 39.00	\$ 39.00	\$ -
Club 19 Single	\$ 24.00	\$ 25.00	\$ 1.00
West Coast W/Cart	\$ 39.00	\$ 39.00	\$ -
Golf Now	\$ 21.00	\$ 21.00	\$ -
Pre-twilight	\$ 19.00	\$ 20.00	\$ 1.00
<u>Weekend</u>			
Non-Resident	\$ 34.00	\$ 35.00	\$ 1.00
Resident (Member Weekend)	\$ 30.00	\$ 31.00	\$ 1.00
Non Res-twilight	\$ 22.00	\$ 23.00	\$ 1.00
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Replay	\$ 16.00	\$ 17.00	\$ 1.00
Pre-Twilight	\$ 25.00	\$ 26.00	\$ 1.00
Non-Resident Tournament	\$ 34.00	\$ 35.00	\$ 1.00
Resident Tournament	\$ 30.00	\$ 31.00	\$ 1.00
Tournament Member Tournament Play	\$ 20.00	\$ 20.00	\$ -
<u>Carts</u>			
18-Hole	\$ 32.00	\$ 32.00	\$ -
Twilight	\$ 22.00	\$ 22.00	\$ -
Private Cart Trail Fee	\$ 2.00	\$ 3.00	\$ 1.00
Tournament Cart	\$ 32.00	\$ 32.00	\$ -

**Blue Rock Springs GC
Schedule of Fees**

	2007 Rate	2008 Rate	Variance
Vallejo Golf Club, Inc. Yearly Dues - Single	\$ 705.00	\$ 795.00	\$ 90.00
Vallejo Golf Club, Inc. Yearly Dues - Husband/Wife	\$ 1,035.00	\$ 1,192.00	\$ 157.00
Vallejo Golf Club, Inc. Yearly Dues - Life/Spouse	\$ 355.00	\$ 397.00	\$ 42.00
Tournament Member Dues - 1st Yr.	\$ 125.00	\$ 125.00	\$ -
Tournament Member Dues - Subsequent Yrs.	\$ 115.00	\$ 115.00	\$ -
Sr. Annual Card	\$ 25.00	\$ 50.00	\$ 25.00
Jr. Annual Card	\$ 25.00	\$ 25.00	\$ -
Cart Storage - Gas	\$ 190.00	\$ 220.00	\$ 30.00
Cart Storage - Electric	\$ 222.00	\$ 250.00	\$ 28.00
Trailerred-In Cart	\$ 25.00	\$ 25.00	\$ -
Handicap Service	\$ 65.00	\$ 65.00	\$ -
Golf Range:			
per token	\$ 3.25	\$ 3.25	\$ -
discount card	\$ 55.00	\$ 55.00	\$ -

**Vallejo Golf Club, Inc.
Long Range Capital Improvement/
Equipment Replacement Plan 2008**

EQUIPMENT**PROJECTED COST****2004**

Greens Mowers (2)	Replacement \$25,000 ea.	\$50,000	Completed April 2004
	Total	<u>\$50,000</u>	

2005

Trim Mowers (2)	Replacement \$25,000 ea.	\$50,000	Comp. 2006
	Total	<u>\$50,000</u>	

2006

Sand Pro (1)	Replacement \$12,000	\$12,000	Comp. 2007
Utility Vehicles (3)	Replacement \$6,000 ea.	\$18,000	Comp. 2007
Green Roller Units (1) set	Replacement \$8,000	\$8,000	Comp. 2006
Clubhouse	Improvements \$35,000	\$35,000	Comp. 2006
	Total	<u>\$123,000</u>	

2007

Fairway Mower (1)	Replacement \$44,000	\$44,000	Rplcd Eng 07'
H/VAC Systems Golf Shop/Café	Replacement \$15,000	\$15,000	Deferred 2009
Fire Suppression System - Café	Replacement \$ 4,000	\$ 4,000	Working 2007
	Total	<u>\$63,000</u>	

2008

Rough Mower (1)	Replacement \$40,000	\$40,000	
Golf Shop Fixtures	Replacement \$3,000	\$3,000	
Café Appliances	Replacement \$3,000	\$3,000	
	Total	<u>\$46,000</u>	

2009

Greens Mowers (2)	Replacement \$35,000 ea.	\$70,000	
Café Refrigeration Units	Replacement \$10,000	\$10,000	
Engraving System	Addition \$7,500	\$7,500	
	Total	<u>\$87,500</u>	

2010

Fairway Mower (1)	Replacement \$46,000	\$46,000
		Total <u>\$46,000</u>

2011

Utility Vehicles (3)	Replacement \$7,000 ea.	\$21,000
Utility Truck (1)	Replacement \$20,000	\$20,000
		Total <u>\$41,000</u>

2012

Fairway Aerifier (1)	Replacement \$20,000	\$20,000
		Total <u>\$20,000</u>

Vallejo Golf Club, Inc.

Financial Statements

December 31, 2006 and 2005

**CAVANAGH
CONNOR &
COMPANY**

Certified Public Accountants APC
Business Development Consultants

Vallejo Golf Club, Inc.
Financial Statements
December 31, 2006 and 2005

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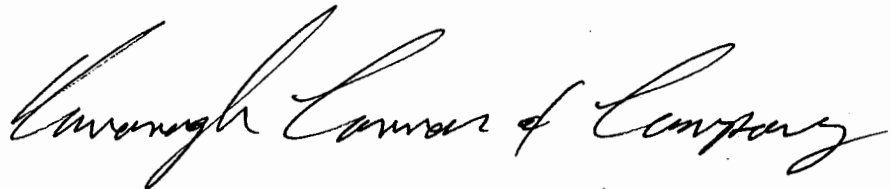
May 2, 2007

To the Board of Directors
of the Vallejo Golf Club, Inc.

We have audited the accompanying statements of financial position of Vallejo Golf Club, Inc., (the Club), as of December 31, 2006 and 2005, and the related statements of activities (2005 summarized) and cash flows for the years then ended. These financial statements are the responsibility of the Club's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Vallejo Golf Club, Inc. as of December 31, 2006 and 2005, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.



**CAVANAGH
CONNOR &
COMPANY**

Certified Public Accountants APC
Business Development Consultants

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Vallejo, CA 94590
Phone (707) 642-4427
Fax (707) 642-5733

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Vallejo Golf Club, Inc.
Statements of Financial Position
December 31, 2006 and 2005

Assets		
	<u>2006</u>	<u>2005</u>
<u>Current Assets</u>		
Cash and cash equivalents	\$ 364,601	\$ 178,781
Restricted cash	15,208	755,057
Inventories	58,972	64,118
Due from East Course	120,501	60,597
	<u>559,282</u>	<u>1,058,553</u>
<u>Fixed Assets</u>		
Property and equipment	4,253,000	3,793,632
Less: Accumulated depreciation	(1,920,363)	(1,791,037)
	<u>2,332,637</u>	<u>2,002,595</u>
	<u>\$ 2,891,919</u>	<u>\$ 3,061,148</u>
Liabilities and Net Assets		
<u>Current Liabilities</u>		
Accounts payable	\$ 69,507	\$ 27,818
Accrued expenses	143,537	274,259
Accrued payment under management agreement	59,063	45,834
Due to West Course	120,501	60,597
Deferred revenue	122,075	120,164
Junior Fund	21,553	10,616
Other current liabilities	8,135	28,027
	<u>544,371</u>	<u>567,315</u>
<u>Net Assets</u>		
Unrestricted	2,332,340	1,738,776
Temporarily restricted	15,208	755,057
	<u>2,347,548</u>	<u>2,493,833</u>
	<u>\$ 2,891,919</u>	<u>\$ 3,061,148</u>

See independent accountants' audit report and notes to financial statements

Vallejo Golf Club, Inc.

Statements of Activities

For the years ended December 31, 2006 and 2005

	Unrestricted Activities						Summarized	
	East Course	West Course	Joe Mortara Course	Driving Range	Pro Shop	Café Rock	2006 Total	2005 Total
Operating revenue								
Green fees	\$ 910,069	\$ 478,721	\$ 207,483	\$ -	\$ -	\$ -	\$ 1,596,273	\$ 1,770,903
Golf cart rentals	440,363	210,256	-	-	-	-	650,619	715,285
Path fees	1,624	22,350	-	-	-	-	23,974	25,598
Driving range	-	-	-	258,286	-	-	258,286	256,792
Dues	-	253,179	-	-	-	-	253,179	235,502
Golf cart storage	-	47,069	-	-	-	-	47,069	32,942
Management fees	-	20,096	-	-	-	-	20,096	19,403
Rental income	-	-	-	-	7,218	-	7,218	24,516
Tournaments	-	46,417	-	-	-	-	46,417	33,501
Gross margin on retail sales (Note 8)	-	-	-	-	62,643	199,808	262,451	92,477
Lessons	-	28,540	-	-	-	-	28,540	11,054
Interest income	-	6,042	-	-	-	-	6,042	30,107
Miscellaneous income	2,976	5,967	544	2,856	951	-	13,294	20,818
Total operating revenue	1,355,032	1,118,637	208,027	261,142	70,812	199,808	3,213,458	3,268,898
Operating expenses								
Accounting and legal	12,154	10,275	13,291	1,440	7,086	5,979	50,225	65,801
Bank charges	10,559	10,092	2,437	-	2,469	481	26,038	28,640
Depreciation	37,454	78,280	4,893	5,814	1,956	929	129,326	105,883
Donations	40	35	10	157	1,887	248	2,377	1,139
Dues	1,366	33,987	343	293	77	222	36,288	17,201
Education and training	100	92	30	26	5	164	417	2,022
Employee benefits	935	935	221	141	45	189	2,466	2,741
Gas and oil	9,754	9,722	1,457	371	2,712	3,106	27,122	21,775
Improvements	10,003	14,877	1,697	1,358	509	679	29,123	10,127
Insurance	95,907	81,724	29,847	12,469	38,375	41,692	300,014	301,657
Janitorial	12,668	13,047	3,987	2,347	4,097	4,655	40,801	34,962
Licenses, taxes and fees	2,410	3,893	424	386	14	3,206	10,333	7,315
Maintenance - equipment	34,392	26,457	3,600	6,777	8,982	9,176	89,384	62,115
Maintenance - general	1,185	1,575	1,129	1,811	1,120	3,741	10,561	12,145
Maintenance - carts	14,862	13,458	-	434	3,540	3,540	35,834	24,765
Management fees	20,096	-	-	-	-	-	20,096	19,403
Miscellaneous	4,229	6,480	926	357	2,246	3,750	17,988	12,185
Office expense	7,547	9,585	2,367	469	3,261	3,779	27,008	19,533
Other contracted services	1,256	4,431	505	11	1,152	2,556	9,911	4,998
Payments under mgmt. agrmnt.	363,294	93,654	-	138,056	-	-	595,004	550,008
Payroll tax expense	43,233	43,824	9,459	7,345	2,009	10,830	116,700	131,164
Promotion	8,688	4,690	906	128	1,967	2,968	19,347	14,589
Pro Shop overhead	-	-	-	-	-	-	-	118,427
Rent - Solano County	-	-	63,411	-	-	-	63,411	70,854
Rental equipment	36,460	26,044	1	-	-	-	62,505	62,504
Salaries	448,463	453,165	102,134	71,884	48,986	144,034	1,268,666	1,261,305
Sand and fertilizer	44,443	44,982	2,419	6,518	-	-	98,362	73,914
Supplies	3,290	3,378	719	5,116	108	7,125	19,736	17,960
Tournaments	-	39,976	-	-	-	-	39,976	29,586
Travel and meals	1,643	1,485	511	196	712	1,036	5,583	5,864
Utilities	128,601	11,157	13,126	6,528	21,842	23,887	205,141	207,763
Total expenses	1,355,032	1,041,300	259,850	270,432	155,157	277,972	3,359,743	3,298,345
Increase (decrease) in net assets	\$ -	\$ 77,337	\$ (51,823)	\$ (9,290)	\$ (84,345)	\$ (78,164)	\$ (146,285)	\$ (29,447)
Unrestricted net assets at beginning of year							1,738,776	781,214
Transfers (to) from temporarily restricted net assets							739,849	987,009
Unrestricted net assets at end of year							2,332,340	1,738,776
Temporarily restricted net assets at beginning of year							755,057	1,742,066
Transfers from (to) unrestricted net assets							(739,849)	(987,009)
Temporarily restricted net assets at end of year							15,208	755,057
Net assets at end of year							\$ 2,347,548	\$ 2,493,833

See independent accountants' audit report and notes to financial statements

Vallejo Golf Club, Inc.
Statements of Cash Flows
For the years ended December 31, 2006 and 2005

	2006	2005
<u>Cash flows from operating activities:</u>		
Change in net assets	\$ (146,285)	\$ (29,447)
Adjustments to reconcile net assets to net cash used by operating activities:		
Depreciation expense	129,326	105,883
Depreciation expense allocated to overhead	-	5,309
(Increase) decrease in inventories	5,146	(105)
(Increase) decrease in due from East Course	(59,904)	(60,597)
Increase (decrease) in accounts payable	41,689	1,944
Increase (decrease) in accrued expenses	(130,722)	137,587
Increase (decrease) in accrued payment under management agreement	13,229	(2)
Increase (decrease) in Junior Fund	10,937	(2,928)
Increase (decrease) in Due to West Course	59,904	60,597
Increase (decrease) in deferred revenue	2,643	18,620
Increase (decrease) in other current liabilities	(20,624)	(3,890)
 Net cash provided by (used for) operating activities	 (94,661)	 232,971
<u>Cash flows from investing activities:</u>		
Purchase of property and equipment	(459,368)	(1,384,352)
(Increase) decrease in restricted cash	739,849	987,009
 Net cash provided by (used for) investing activities	 280,481	 (397,343)
 <u>Net Increase (Decrease) in Cash</u>	 185,820	 (164,372)
<u>Cash at Beginning of Year</u>	178,781	343,153
<u>Cash at End of Year</u>	\$ 364,601	\$ 178,781

See independent accountants' audit report and notes to financial statements

Vallejo Golf Club, Inc.
Notes to Financial Statements
December 31, 2006 and 2005

Note 1 - Purpose of Organization

The Vallejo Golf Club (the Club) was incorporated on November 20, 1929 as a non-profit corporation. The purpose of the Club is to promote and encourage interest in the game of golf and to manage and operate golf courses owned by the City of Vallejo. The Club manages and operates the West and East Courses, the driving range and the pro shop of the Blue Rock Springs Golf Course and the Joe Mortara Course on the grounds of the Solano County Fairgrounds.

Note 2 - Summary of Significant Accounting Policies

Basis of Accounting

The Club maintains its records and prepares its financial statements on the accrual basis of accounting, wherein revenues and expenses are recognized as earned and as incurred, respectively.

Basis of Presentation

Financial statement presentation follows the recommendations of the Financial Accounting Standards Board in its Statement of Financial Accounting Standards (SFAS) No. 117, *Financial Statements of Not-for-Profit Organizations*. Under SFAS No. 117, the Club is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. The Club had no permanently restricted net assets at December 31, 2006 and 2005.

Cash and Cash Equivalents

The Club considers all highly liquid investments with an initial maturity of three months or less to be cash equivalents.

Inventories

Inventories represent resale merchandise on hand in the pro shop held for sale to the general public. Stock is valued on a first-in, first-out (FIFO) basis at average cost, which is not in excess of market value.

Fixed Assets

Plant and equipment are capitalized at cost and depreciated on a straight-line basis for accounting purposes over various estimated useful lives.

The estimated useful lives of such fixed assets are:

Autos	5 years
Machinery and equipment	5-7 years
Furniture and fixtures	7-10 years
Leasehold improvements	10-40 years

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Income Tax Status

The Club is exempt from federal income tax under Section 501 (c) (4) of the Internal Revenue Code. However, income from retail sales not directly related to the Club's tax-exempt purpose is subject to taxation as unrelated business income.

Note 3 - Management Agreement and Lease with the City of Vallejo

The Club entered into an agreement in 1992 with the City of Vallejo to lease both the West Course of the Blue Rock Springs Golf Course and the Joe Mortara Course each for \$1 per year. Along with the lease agreement, the Club entered into a management agreement with the City to manage and operate the East Course. Under the terms of the two agreements, the Club is to use all revenues for operations, maintenance and promotion of the courses and is responsible for retirement of the indebtedness incurred to construct the East Course. The Club is also responsible for the improvements, expansion and construction of the courses and facilities. The term of the lease agreement extends through August of 2012. The management agreement is renewable every three years for a total period of 15 years. The current payment for the East Course management agreement is \$53,334 per month.

Note 4 - Restricted cash

Restricted cash consists of funds set aside for capital improvement projects and consists of the following accounts:

	<u>2006</u>	<u>2005</u>
First Bank & Trust - Money Market	\$ 15,208	\$ 705,057
First Bank & Trust - Certificate of Deposit	-	50,000
	<u>\$ 15,208</u>	<u>\$ 755,057</u>

Note 5 - Fixed Assets

Property and equipment are summarized by major classifications as follows:

	<u>January 1, 2006</u>	<u>Additions</u>	<u>Deletions</u>	<u>December 31, 2006</u>
Buildings and improvements	\$ 1,183,803	\$ 25,287	\$ -	\$ 1,209,090
Equipment	1,232,943	60,605	-	1,293,548
Furniture and fixtures	9,763	757	-	10,520
Leasehold improvements	1,367,123	372,719	-	1,739,842
	3,793,632	459,368	-	4,253,000
Less: accumulated depreciation	(1,791,037)	(129,326)	-	(1,920,363)
	<u>\$ 2,002,595</u>	<u>\$ 330,042</u>	<u>\$ -</u>	<u>\$ 2,332,637</u>

The cost of assets sold, retired, or otherwise disposed of and the related allowance for depreciation, are eliminated from the accounts, and any resulting gain or loss is included in operations.

Expenses for repairs and maintenance are charged against operations. Renewals and betterments that materially extend the life of an asset are capitalized.

Note 6 - Deferred revenue

Deferred revenue consists of gift certificates and prepaid lessons. The balances as of December 31, 2006 and 2005 were \$122,075 and \$120,164, respectively.

Note 7 - Net Assets

Net assets are summarized by major classifications in the statement of financial position. Unrestricted net assets are not restricted by either donors or by law. Temporarily restricted net assets are limited by donor-imposed restrictions or purpose restrictions. Funds are moved from temporarily restricted to unrestricted at the point in time all material restrictions have been satisfied, which is coincidental with the movement of funds from accounts designated to hold temporarily restricted funds to accounts used for unrestricted activities. Permanently restricted net assets are restricted by donors and must be maintained by the Club in perpetuity. The Vallejo Golf Club does not have any permanently restricted net assets as of December 31, 2006 and 2005.

	<u>2006</u>	<u>2005</u>
Unrestricted	\$ 2,332,340	\$ 1,738,776
Temporarily restricted:		
Capital improvement fund	15,208	755,057
	<u>\$ 2,347,548</u>	<u>\$ 2,493,833</u>

Note 8 - Gross Margin on Retail Sales

Gross margin on retail sales consists of the following elements:

	<u>2006</u>			<u>2005 (Summarized)</u>
	<u>Pro shop</u>	<u>Café Rock</u>	<u>Total</u>	<u>Total</u>
Retail sales	\$ 236,623	\$ 318,092	\$ 554,715	\$ 290,135
Cost of sales	173,980	118,284	292,264	197,658
Gross margin on retail sales	<u>\$ 62,643</u>	<u>\$ 199,808</u>	<u>\$ 262,451</u>	<u>\$ 92,477</u>

Note 9 - Operating lease

The City of Vallejo entered into a contract with Yamaha Motor Corporation on behalf of the Vallejo Golf Club to lease 134 golf carts in May of 2004. The lease term for the carts is 36 months at \$4,851 per month plus sales and property. The Club has an agreement to pay rent to Solano County based on the number of rounds of golf played at the Joe Mortara Course. Total rent paid for the years ended December 31, 2006 and 2005 was \$63,411 and \$70,854, respectively.

Note 10 - Due from East Course/Due to West Course

The current management agreement with the City of Vallejo states that the East Course will pay the West Course an annual management fee of \$80,000. In the years that the East course does not make a profit, the management fee is accrued and due from the East Course as a current asset and due to the West Course as a current liability. At December 31, 2006 and 2005, \$120,501 and \$60,597 were due to the West Course, respectively.

Note 11 - Contingent liabilities

At December 31, 2006 and 2005, there were no significant pending or threatened litigation against the Club.

Note 12 - Credit Risk

The Club held over \$100,000 on deposit with one financial institution. Since FDIC insures only the first \$100,000 in any financial institution, amounts exceeding this limit are subject to additional risk. As of December 31, 2006, the amount held in financial institutions exceeding the \$100,000 FDIC limit totaled \$279,809.



CONSENT C

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 11, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Craig Whitton, Assistant City Manager/Community Development (CW)
Brian Dolan, Development Services Director (BD)
Don Hazen, Planning Manager (DH)

SUBJECT: CONSIDERATION OF AN HISTORIC PROPERTY PRESERVATION AGREEMENT (MILLS ACT CONTRACT) FOR 933 GEORGIA STREET

BACKGROUND AND DISCUSSION

In order to encourage owners to invest in preserving the historic character of their properties, the City Council adopted Resolution No. 91-442 indicating its willingness to enter into Historic Property Preservation Agreements through the Mills Act. On October 18, 2007, the Architectural Heritage and Landmarks Commission considered an application for a Historic Property Preservation Agreement (Mills Act Contract) with Wurn Waa Phan and Tso Mey, LLC for the property at 933 Georgia Street. For potential property tax relief, the property owners have agreed to enter into a ten-year program of maintenance, rehabilitation, and restoration of their historic property. The Commission voted 6-0 (one Commissioner absent) to recommend that the City Council approve a resolution to enter into an Agreement with the property owners.

As noted above, the City Council has indicated its willingness to enter into Historic Property Preservation Agreements. When the City Council adopted Resolution No. 91-442, they also adopted a set of criteria to be used in evaluating the scope and appropriateness of individual contracts. The applicable criteria are outlined below.

1. The property must be on the City's Historic Resources Inventory and an evaluation form must have been completed and reviewed as to the property's level of significance.
2. An application must include an itemized description of the annual preservation and restoration goals to be undertaken by the owner through the initial ten year life of the Agreement and the estimated completion time.
3. The project should be highly visible so that it will serve as a catalyst to encourage others.

4. Preservation and restoration activities shall be carried out in conformity with the Design Standards of the City of Vallejo, the Secretary of Interior's *Standards for the Treatment of Historic Properties and the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and the State Historic Building Code.

The property meets the first criterion as it is on the City's Historic Resources Inventory. The property is developed with a 1 ½ story gabled Colonial Revival with strong classical influence. Over the years it had been subdivided into a number of units. The property suffered a major fire in 1995 and was vacant for a many years. The current owner purchased the dwelling in 2004 and has done significant work to make the building habitable and re-established two units. It is located in the Architectural Heritage District and is a contributor to that district and to the streetscape of Georgia Street.

Criteria 2 is addressed in the ten-year improvement plan submitted by the property owner to restore and preserve the buildings and grounds. The Architectural Heritage and Landmarks Commission (AHLC) reviewed the scope of work and recommends that the attached improvement plan be included as an exhibit in the Agreement. (See Exhibit A.2)

As required under criteria 3, the property is a prominent property in the neighborhood and in the Architectural Heritage District and the proposed scope of work would improve the exterior appearance and assure the long term maintenance of this structure, and allow the owner to begin important restoration projects that are planned for this house. The proposed improvements may serve as a catalyst to encourage other improvement in the neighborhood.

As the property is located in the Architectural Heritage District, all work will be reviewed by the Architectural Heritage and Landmarks Commission for conformance with the Secretary of the Interior's *Standards* and the State Historic Building Code.

The City currently has fourteen active Historic Property Preservation Agreements. When the City Council adopted the Mills Act program, the number of new contracts per year was limited to five. The subject proposal is the fourth application reviewed and recommended for approval by the Architectural Heritage and Landmarks Commission in 2007. The Planning Division currently has five applications, and for the first time has reached the five per year maximum.

Architectural Heritage and Landmarks Commission (AHLC) Action

Based on a review of the City-approved criteria and the proposed ten-year improvement plan, the AHLC voted 6-0 (one Commissioner absent) to recommend that the City Council enter into a Historic Property Preservation Agreement with the property owners. (See attached Staff Report of the Architectural Heritage and Landmarks Commission, dated November 18, 2007.)

Fiscal Impact

When the City Council adopted the Mills Act program, they also established a filing fee of \$1,000. However, since the filing fee might discourage people from applying, the City Council decided that an initial application fee of \$100 would be required and then three annual payments of \$300. The property owners have paid the \$100 application fee. The Planning Division will contact the applicant to assure payment of the balance of the fee.

The usual method of valuation for property tax is to determine fair market value based on comparable sales. However, under the Mills Act, valuation is determined by a capitalization of income method rather than on market value.

The current property tax revenue collected by the County Assessor and credited to the City is approximately \$1,954.00. The estimated property tax revenue to the City from the property under the agreement would be \$725.00, a net reduction in property tax revenue of \$1,229.00 annually for at least ten years. (See Attachment 3)

The assessed value of property under an Agreement is recalculated each year by the County Assessor to reflect changes in income, expenses, interest rate, and amortization. Through the life of the Agreement, the tax revenue reduction to the City and the tax savings to the property owners will generally increase as the market value assessment increases.

ENVIRONMENTAL REVIEW

The Mills Act Contract is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15308, Class 8. The project involves an action taken by a regulatory agency (city), as authorized by State Ordinance to assure the maintenance, restoration, enhancement, or protection of the environment (historic resources) where the regulatory process involves procedures for the protection of the environment.

RECOMMENDATION

Staff recommends that the Council authorize the City Manager to execute a Historic Property Preservation Agreement for the subject property as described above and as recommended by the Architectural Heritage and Landmarks Commission.

PROPOSED ACTION

Adopt the attached resolution approving a Historic Property Preservation Agreement with the property owners of 933 Georgia Street as recommended by the Architectural Heritage and Landmarks Commission.

DOCUMENTS ATTACHED

1. Proposed resolution with Exhibit A - Historic Property Preservation Agreement
2. Staff report to the Architectural Heritage and Landmarks Commission dated November 18, 2007.
3. Estimated Capitalization of Income Assessment

CONTACT PERSON

Don Hazen, Planning Manager – 648-4328, dhazen@ci.vallejo.ca.us
Bill Tuikka, Associate Planner – 648-5391, btuikka@ci.vallejo.ca.us

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RESOLUTION NO. ___ N.C.

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, the Council of the City of Vallejo adopted Resolution No. 91-442 indicating its willingness to enter into Historic Property Preservation Agreements through the Mills Act; and

WHEREAS, Wurn Waa Phan and Tso Mey submitted an application for an Historic Property Agreement for their property at 933 Georgia Street; and

WHEREAS, on November 15, 2007, the Architectural Heritage and Landmarks Commission considered the application for an Historic Property Preservation Agreement and, based upon all evidence in the record, determined that the property met the criteria established by the City Council to be used in evaluating the scope and appropriateness of individual contracts; and

WHEREAS, the Architectural Heritage and Landmarks Commission voted 6-0 (one Commissioner absent) to recommend that the City Council enter into an Historic Property Preservation Agreement with the property owner; and

WHEREAS, on December 11, 2007, the City Council considered the application for an Historic Property Preservation Agreement and the recommendation by the Architectural Heritage and Landmarks Commission that the City Council enter into the Historic Property Preservation Agreement with the property owner; and

WHEREAS, all interested persons filed written comments with the City Clerk at or before the hearing, and all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the City Council;

NOW, THEREFORE, BE IT RESOLVED that the City Council directs the City Manager to execute the Historic Property Preservation Agreement attached hereto and incorporated herein by this reference as an exhibit, and that no later than twenty (20) days after the parties execute and enter into this Historic Property Preservation Agreement, the City Clerk shall cause this Historic Property Preservation Agreement to be recorded in the office of the County Recorder of Solano County; and

BE IT FURTHER RESOLVED that 1) the property owner or his successors in interest shall comply with all terms identified in the Historic Property Preservation Agreement, and 2) the property owner or his successor in interest shall pay a contract maintenance fee of \$900.00 due and payable to the City of Vallejo over a three-year period at \$300.00 yearly on the anniversary date of the execution of the Historic Property Preservation Agreement.

Recorded at the Request of:
The City of Vallejo

When recorded, mail to:
City of Vallejo
City Clerk
P.O. Box 3068
Vallejo, CA 94590

HISTORIC PROPERTY PRESERVATION AGREEMENT

THIS AGREEMENT is made and entered into at Vallejo, California, this 11th day of December, 2007, by and between the CITY OF VALLEJO, a municipal corporation, (hereinafter referred to as the "City") and Antoine and Beryl Saleh, (hereafter referred to as the "Owner").

WITNESETH

A. Recitals

- i. California Government Code Sections 50280, et seq. authorize cities to enter into contracts with the owners of qualified historical property to provide for the use, maintenance, and restoration of such historical property so as to retain its characteristics as property of historical significance;
- ii. Owners possess fee title in and to that certain real property, together with associated structures and improvements thereon, generally located at the street address 933 Georgia Street, Vallejo, California, (hereinafter such property shall be referred to as the "Historic Property"). A legal description of the Historic Property is attached hereto, marked Exhibit "A.1" and is incorporated herein by this reference.
- iii. On the 11th day of December, 2007, the City Council of the City of Vallejo adopted its Resolution No. N.C. thereby declaring its intention to enter in this Historic Property Preservation Agreement (hereinafter referred to as the "Agreement"); and
- iv. City and Owners, for their mutual benefit, now desire to enter into this Agreement to protect, enhance, and preserve the characteristics of historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to the provisions of Article 1.9 (commencing with Section 439) Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

B. Agreement

NOW, THEREFORE, City and Owners, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. Effective Date and Term of Agreement

This agreement shall be effective and commence on December 11, 2007 and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date, such initial term will automatically be extended as provided in Paragraph 2, below.

2. Renewal

Each year on the anniversary of the effective date of this Agreement (hereinafter referred to as the "renewal date"), a year shall automatically be added to the initial term of this Agreement unless notice of nonrenewal is mailed as provided herein. If either Owners or City desires in any year not to renew the Agreement, Owners or City shall serve written notice of nonrenewal of the Agreement on the other party in advance of the annual renewal date of the Agreement. Unless such notice is served by Owners to City at least ninety (90) days prior to the annual renewal date, or served by the City to Owners at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein. Upon receipt by Owners of a notice of nonrenewal from City, Owners may make a written protest of the notice. City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

3. Standards for Historic Property

During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

- a. Owners shall preserve and maintain the characteristics of historical significance of the Historic Property and, where necessary, restore and rehabilitate the Historic Property according to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code. Attached hereto, marked as Exhibit "A.2", and incorporated herein by this reference, is a list of those conditions and improvements pertaining to the restoration or rehabilitation of the Historic Property.
- b. Prior to the commencement of any improvements listed in Exhibit "A.2", Owners shall contact the Secretary of the Architectural Heritage and Landmarks Commission to determine what, if any, City of Vallejo permits or approvals may be required.
- c. Owners shall allow reasonable periodic examinations, by prior appointment, of the interior and exterior of the Historic Property by representatives of the County Assessor, State Department of Parks and Recreation, State Board of Equalization, and City, as may be necessary to determine Owners' compliance with the terms and provisions of this Agreement.

4. Provision of Information of Compliance

Owners hereby agree to furnish City with any and all information reasonably requested by the City, which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

5. Cancellation

City, following a duly noticed public hearing as set forth in California Government Code Sections 50280, et seq., may cancel this Agreement if it determines that Owners are in breach of any of the conditions of this Agreement or have allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historic property. City may also cancel this Agreement if it determines that the Owners have failed to restore or rehabilitate the property in the manner specified in Subparagraph 3 (a) of this Agreement. In the event of cancellation, Owners may be subject to payment of those cancellation fees set forth in California Government Code Sections 50280, et seq.

6. Enforcement of Agreement

In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement. In the event of a default under the provisions of this Agreement by Owners, the City shall give written notice to Owners by registered or certified mail addressed to the address stated in this Agreement, and if such violation is not corrected to the reasonable satisfaction of the City within thirty (30) days thereafter or if not corrected within such a reasonable time as may be required to cure the breach or default if said breach or default cannot be cured within (30) days (provided that acts to cure the breach or default must be commenced within thirty (30) days and must thereafter be diligently pursued to completion by Owners), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owners growing out of the terms of this Agreement; apply to any court, state or federal, for injunctive relief against any violation by Owners; perform the work (or cause its performance) and assess the property for the work's value, as set forth in Chapters 11-16 of the Uniform Housing Code, as adopted; or apply for such other relief as may be appropriate.

City does not waive any claim or default by Owners if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to the City to pursue in the event that there is a breach of this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

7. Binding Effect of Agreement

The Owners hereby subject the Historic Property described in Exhibit "A.1" hereto to the covenants, reservations, and restrictions as set forth in this Agreement. City and Owners hereby declare their specific intent that the covenants, reservations, and

restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owners' successors and assigns in title or interest to the Historic Property. Each and every contract, deed, or other instrument hereinafter executed, covering or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, reservations, and restrictions expressed in this Agreement regardless of whether such covenants, reservations, and restrictions are set forth in such contract, deed, or other instrument.

City and Owners hereby declare their understanding and intent that the burden of the covenants, reservations, and restrictions set forth herein touch and concern the land in that Owners' legal interest in the Historic Property is rendered less valuable thereby. City and Owners hereby further declare their understanding and intent that the benefit of such covenants, reservations, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the public and Owners.

8. Notice

Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto.

To City: Planning Manager
 City of Vallejo
 555 Santa Clara Street
 Vallejo, CA 94590

To Owner: Wurn Waa Phan and Tso Mey
 933 Georgia Street
 Vallejo, CA 94803

9. General Provisions

- a. No later than one hundred eighty (180) days after the parties execute and enter into this Agreement, Owners shall provide written notice of this Agreement to the Office of Historic Preservation, Department of Parks and Recreation, P.O. Box 942896, Sacramento, CA 94296-0001.
- b. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint venturers or members of any enterprise.
- c. Owners agree to and shall hold City and its elected officials, officers, agents, and employees harmless from liability for damage or claims for damage for personal injuries, including death, and claims for property damage that may arise from the direct or indirect use or operations of Owners or those of their contractor, subcontractor, agent, employee, or other person acting on their behalf that relate to the use, operation, and maintenance of the Historic Property. Owners hereby

agree to and shall defend the City and its elected officials, officers, agents, and employees with respect to any and all actions for damages caused, or alleged to have been caused, by reason of Owners' activities in connection with the Historic Property. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not the City prepared, supplied, or approved the plans, specifications or other documents for the Historic Property.

- d. All of the agreements, rights, covenants, reservations, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.
- e. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.
- f. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.
- g. This Agreement shall be construed and governed in accordance with the laws of the State of California.

10. Recordation

No later than twenty (20) days after the parties execute and enter into this Agreement, City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Solano.

11. Amendments

This Agreement may be amended, in whole or in part, only by a written and recorded instrument executed by the parties hereto, in the manner in which it originally was executed except that Exhibit "A.1" may be amended upon mutual consent of the Owners, the Secretary of the Architectural Heritage and Landmarks Commission, and the City Manager.

(Signatures and acknowledgment on next page)

EXHIBIT A.1
Legal Description

THIS LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VALLEJO, COUNTY OF SOLANO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lot 14, and the west one-half of Lot 15, Block 269, Official Map of the City of Vallejo, filed September 19, 1868 in Book 1 of Maps, Page 123, Solano County Records.

APN: 0056-212-060

EXHIBIT A.2

10 Year Scope of Work

Proposed Structure/Property Improvements

Mills Act Application

Property: 933 Georgia St
Vallejo, CA 94590

Property Owner Wurn Waa Phan & Mey Tso Phan

Please list improvements which are intended to take place over the next 10 years, including their estimated costs. List them in order of owner's priority for each year (*Attach additional sheets if necessary.*)

Year	Improvement	Estimated Cost
2008	New fences on the East side of the property, flag pole in front of the house, and new paint on metal fences in front of the house	\$6,000.00
2009	Demolish the old carport and replace it with a bigger and better carport	\$10,000.00
2010	Replace the old shade with a new one and add another shade for the back unit.	\$16,000.00
2011	Resurface the parking lot with new asphalt	\$8,500.00
2012	Replace the old and broken concrete slabs in the bacyard	\$10,000.00
2013	Remodel/re-level bathroom on the first floor and master bath	\$10,000.00
2014	New electrical wiring in the basement	\$9,000.00
2015	Sheet rock work in the basement to make it a better storage space and to better insulate all the wood frames against fire.	\$15,000.00
2016	New roof	\$40,000.00
2017	New paint job for interior and exterior	\$30,000.00
	Total	\$154,500.00

ARCHITECTURAL HERITAGE & LANDMARKS COMMISSION

STAFF REPORT

Date of Hearing: November 15, 2007

Agenda Item: 13e

Application: Request by the property owners to enter into a Historic Property Preservation Agreement (Mills Act Contract) with the City of Vallejo for their property at 933 Georgia Street. (Mills Act Application 07-0003)

Recommendation: **APPROVE** a recommendation that the City Council enter into an Historic Property Preservation Agreement with the property owners. (Mills Act Application 07-0003)

1. **LOCATION:** 933 Georgia Street; APN 0056-212-060, Architectural Heritage District
2. **APPLICANT:** Wurn Waa Phan and Tso Mey
4718 Full Moon Drive
Richmond, CA 94803
3. **PROPERTY OWNER:** Same
4. **BACKGROUND AND DISCUSSION:**

In 1976, legislation was adopted in California that created an alternative method for determining assessed value for qualified historic properties subject to an historic property agreement. These agreements, commonly referred to as "Mills Act contracts", provide for property tax relief for owners of qualified historic properties who agree to comply with certain preservation restrictions and subject to approval and adoption by the local government. Participation in the program is voluntary on the part of the property owner. To be eligible for a Mills Act contract, the property must either be listed on the National Register of Historic Places, be located in a National Register or local historic district, or be listed on a state, county, or city and county official register.

As appropriate, the contract may provide for the preservation, restoration, and rehabilitation of the property. The contract may also provide for periodic examination of the property to ensure compliance with the contract terms. Under a Mills Act contract, the property owner is obligated to prevent deterioration of

the property in addition to complying with any specific restoration or rehabilitation provisions contained in the contract.

The minimum term of a Mills Act contract is ten years and each year, the contract is automatically renewed for an additional year on a specified date unless a notice of non-renewal is given. Either the property owner or the City may elect not to renew for any reason. The effect of non-renewal is to terminate the contract at the end of the current ten-year term.

To encourage owners to invest in preserving the historic character of their properties, the City Council adopted Resolution No. 91-442 indicating its willingness to enter into Historic Property Preservation Agreements (Agreement) through the Mills Act. Although the State statute provides for a number of mandatory contract provisions, the City has the discretion to set such terms as are "reasonable to carry out the purposes of preservation of the property."

When the City Council adopted the resolution in 1991, they also adopted a set of criteria to be used in evaluating the scope and appropriateness of individual contracts. The applicable criteria are listed below.

1. The property must be on the City's Historic Resources Inventory and an evaluation form must have been completed and reviewed as to the property's level of significance.
2. An application must include an itemized description of the annual preservation and restoration goals to be undertaken by the owner through the initial ten-year life of the Agreement with the estimated completion time. An application must also include projected adjustments of the property taxes as determined by the Solano County Assessor's Office. (As the Assessor's Office no longer provides this projection, this requirement has been waived.)
3. The project should be highly visible so that it will serve as a catalyst to encourage others to preserve and restore their properties.
4. Preservation and restoration activities required for or performed on properties bound under a Mills Act Contract shall be carried out in conformity with the Design Standards of the City of Vallejo, the Secretary of Interior's Standards for the Treatment of Historic Properties and the Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, and the State Historical Building Code.

Project Description.

The applicant has submitted an application for a Historic Property Preservation Agreement for the property, which is located within the Architectural Heritage District. The property is developed with a 1 ½ story gabled Colonial Revival with strong classical influence evidenced in its rigidly symmetrical façade and the

detailing of its porch. The house was originally built as a single family home circa 1895 and suffered a major fire in 1995 that substantially gutted the interior. Prior to the fire, the building, including an addition built in the mid-1950's, had been subdivided into a number of units. After the fire the building sat vacant and in disrepair for many years and was eventually sold in 2002. As the area had been down-zoned to Low Density Residential and the building had lost its existing nonconforming status through years of vacancy, the use reverted to single-family. The new owner applied for and was granted a Certificate of Conformity to re-establish two units based on the 1954 addition being constructed as a separate dwelling unit. That owner never submitted plans for the project and sold the building to the current owner in 2004. The current owner has done significant work to make the building habitable and re-establish two units; however, there is still work needing to be done.

In an attempt to maintain, restore, and preserve this historic property, the applicant has submitted a Ten-Year Scope of Work (Attachment 1). The City has no written criteria for the type of improvements to be made and each application is evaluated on its own merits; however, the type of improvements should clearly show that the City will benefit from the program in exchange for the tax savings and that the goals of preservation and restoration will be accomplished. The AHLC Commission will need to determine if forwarding a recommendation of approval to City Council is appropriate.

The proposed scope of work includes extensive work on the exterior of the house including a new carport, painting, roof work and site plan and landscaping improvements including fencing. Further interior work includes electrical work, reconstruction of two bathrooms and the installation of sheet rock in the basement.

It is staff's opinion that this scope of work will help maintain, restore, and preserve this historic property and is appropriate for a Historic Property Preservation Agreement.

Furthermore, this project site, being located prominently on Georgia Street, is highly visible and will serve as a catalyst to encourage others in the area to preserve and restore their properties.

5. **STAFF RECOMMENDATION:**

Staff recommends that the Commission **APPROVE** a recommendation that the City Council enter into an Historic Property Preservation Agreement with the property owners of 933 Georgia Street based on the following:

Findings:

1. The project will help maintain and preserve the architectural character of this contributing resource on Georgia Street.

2. Approval of the Historic Property Preservation Agreement and subsequent improvements may serve as a catalyst to encourage other property owners to preserve, rehabilitate, and restore their properties.

Conditions:

1. The property owners or their successors in interest shall comply with all terms identified in the Historic Property Preservation Agreement as approved by the City Council.
2. Prior to commencement of any work identified in the improvement plan, the property owners shall contact Planning Division staff to determine the specific scope of work, its appropriateness, and its compliance with the Agreement. All exterior modifications and improvements except painting must be approved by the Architectural Heritage and Landmarks Commission.
3. Upon approval of the Historic Property Preservation Agreement by the City Council, the property owners or their successors in interest shall pay a contract maintenance fee of \$900.00, to be assessed over a three-year period at \$300.00 yearly.

ATTACHMENTS

1. Scope of Work
2. Primary Record sheet for Contributing Structure Status
3. Photos
4. Conflict of Interest/Location Map

Attachment 1
Proposed Structure/Property Improvements

Mills Act Application

Property: 933 Georgia St
Vallejo, CA 94590

Property Owner Wurn Waa Phan & Mey Tso Phan

Please list improvements which are intended to take place over the next 10 years, including their estimated costs. List them in order of owner's priority for each year (*Attach additional sheets if necessary.*)

Year	Improvement	Estimated Cost
2008	New fences on the East side of the property, flag pole in front of the house, and new paint on metal fences in front of the house	\$6,000.00
2009	Demolish the old carport and replace it with a bigger and better carport	\$10,000.00
2010	Replace the old shade with a new one and add another shade for the back unit.	\$16,000.00
2011	Resurface the parking lot with new asphalt	\$8,500.00
2012	Replace the old and broken concrete slabs in the bacyard	\$10,000.00
2013	Remodel/re-level bathroom on the first floor and master bath	\$10,000.00
2014	New electrical wiring in the basement	\$9,000.00
2015	Sheet rock work in the basement to make it a better storage space and to better insulate all the wood frames against fire.	\$15,000.00
2016	New roof	\$40,000.00
2017	New paint job for interior and exterior	\$30,000.00
	Total	\$154,500.00

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
 Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ 0 _____ NR _____ SRL _____ (10)3
 Lat _____ Lon _____ Era _____ Sig _____
 Adm T2 T3 Cat HABS HAER Fed _____
 10-966110-4217086

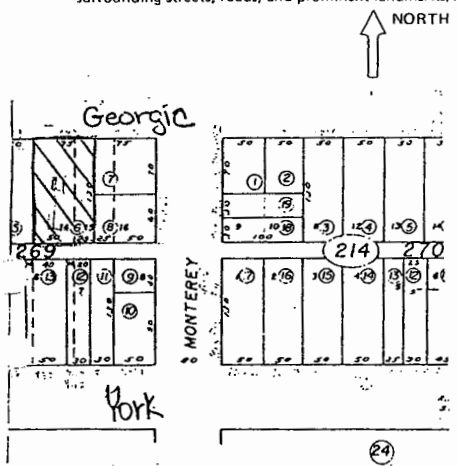
IDENTIFICATION

1. Common name: _____
2. Historic name, if known: Mitchell House
3. Street or rural address 933 Georgia Street 56-212-060
 City: Vallejo ZIP: 94590 County: Solano
4. Present owner, if known: E. Schrock Address: 933 Georgia St.
 City: Vallejo ZIP: 94590 Ownership is: Public Private
5. Present Use: Residence Original Use: Residence
 Other past uses: None known

DESCRIPTION

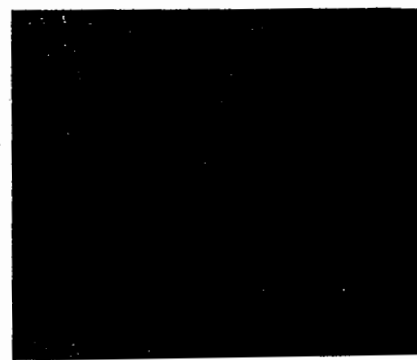
6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
 This 1½ story gabled Colonial Revival house has a strong Classical influence evidenced in its rigidly symmetrical facade and the detailing of its porch. There are small hipped dormers with diamond pane casements. At the ground floor corners are octagonal bays, and there are small oval windows flanking the recessed entry. There appears to have been minor alterations to the basement level.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
 Lot size (in feet) Frontage 75
 Depth 130
 or approx. acreage _____
9. Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
10. Is the feature a. Altered? b. Unaltered?
11. Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other
12. Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Other f. Other

of enclosed photograph(s) 1978



NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
 f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1895 This date is: a. Factual b. Estimated
17. Architect (if known): Unknown
18. Builder (if known): Unknown
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
 f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

Elón A. Mitchell built this house around 1895 and owned it until 1950. Mitchell was the City's Deputy Postmaster and Trustee of the Library Board. His wife, Alice Farrier Mitchell, was also on the Library Board of Trustees for 36 years. For 15 years she was a Trustee of the Vallejo Unified School District and had a junior high school auditorium named after her.

The crisp detailing and formal composition of this building make for a design of great elegance. The building is part of a row of related, but not stylistically identical designs.

The structure is located in the Vallejo Architectural Heritage District which is listed on the National Register of Historic Places.

21. Main theme of the historic resource: (Check only one): a. Architecture -1 b. Arts & Leisure
 c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
 g. Religion h. Social/Education -2

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Walking Tour Brochure
 Vallejo City Water Department records
 Compiled resources: HEC

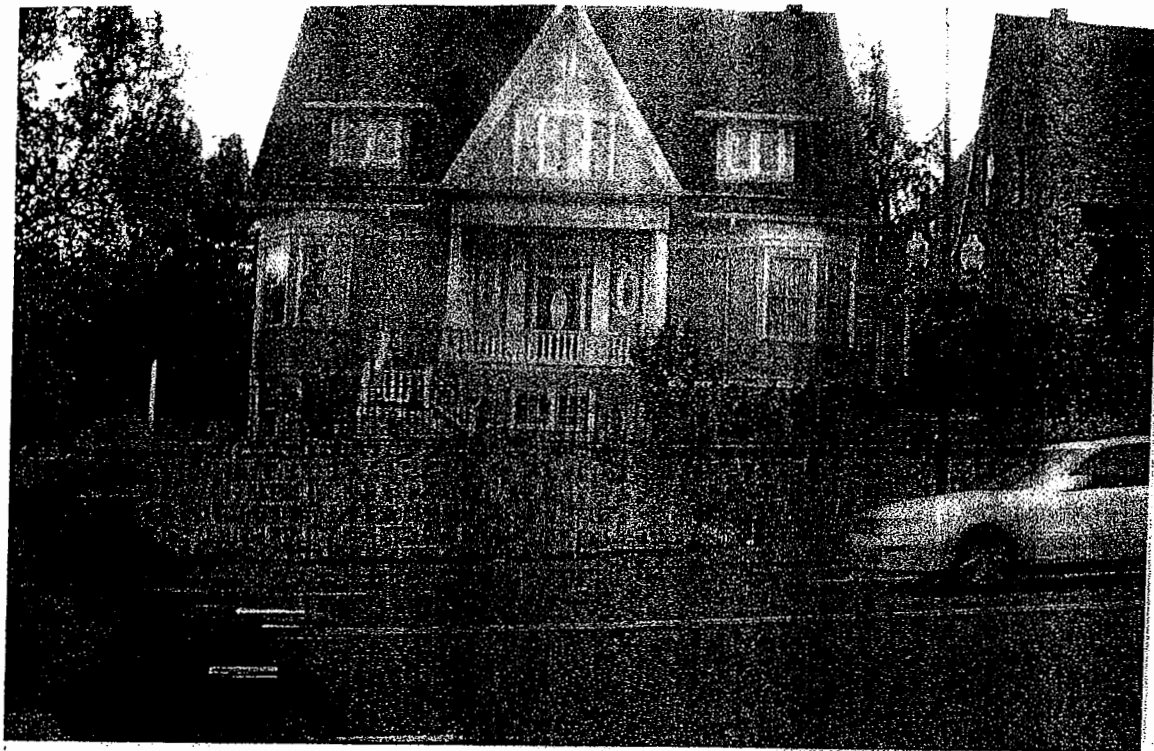
23. Date form prepared: 3-29-79 By (name): Paula Boghosian for City of Vallejo
 Address: 555 Santa Clara Street City Vallejo ZIP: 94590
 Phone: (707) 553-4326 Organization: Vallejo Architectural Heritage Commission

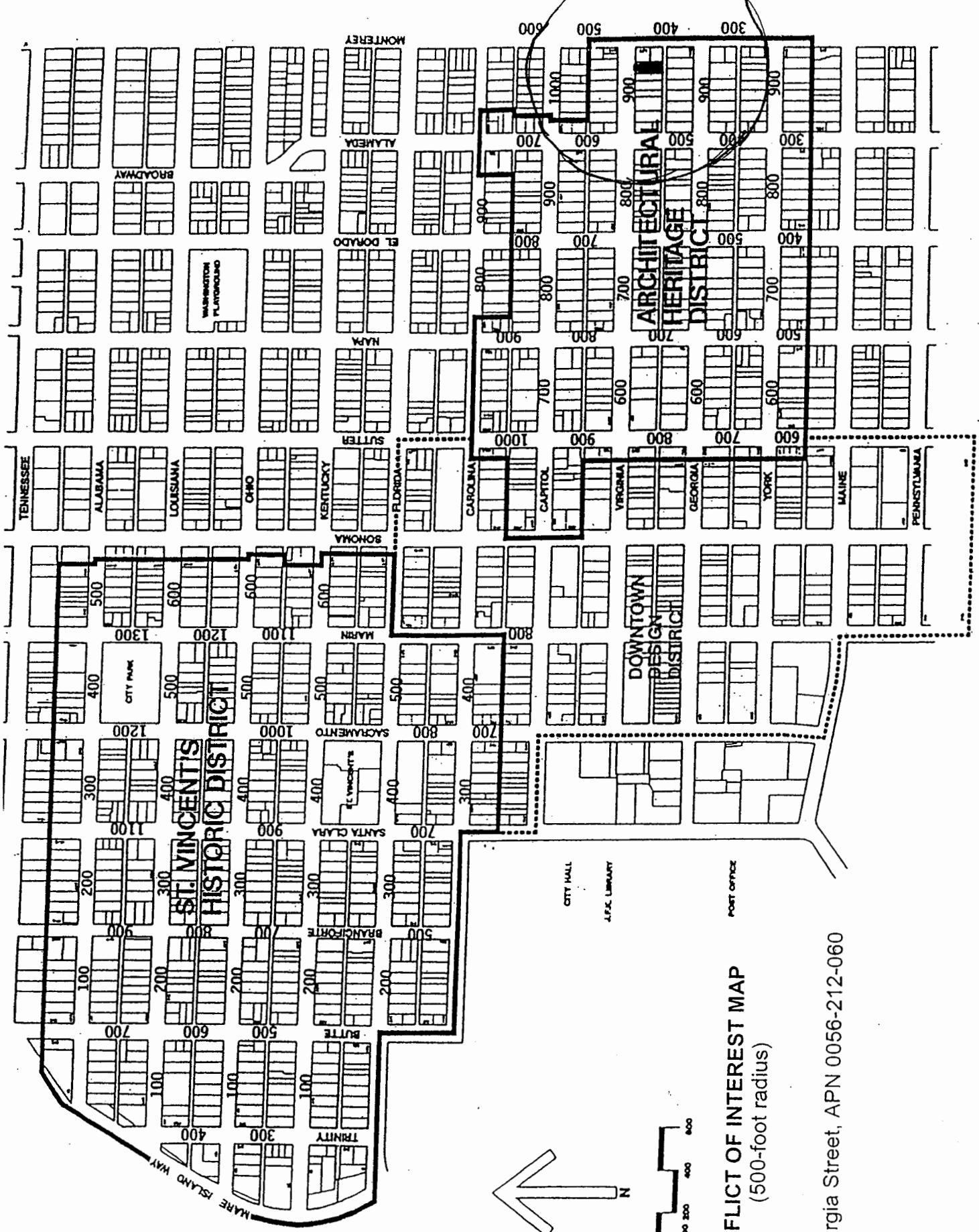
(State Use Only)

EVALUATION FORM

Address: 933 Georgia

Evaluator:	JB	[Signature]	[Signature]	[Signature]	[Signature]	[Signature]	[Signature]
Level of Significance:							
National Register	X	X	X	X	X	X	
State Inventory	X	X	✓	X	X	X	
Local Importance							
Prime	X	X	✓	X	X	X	X
Other							





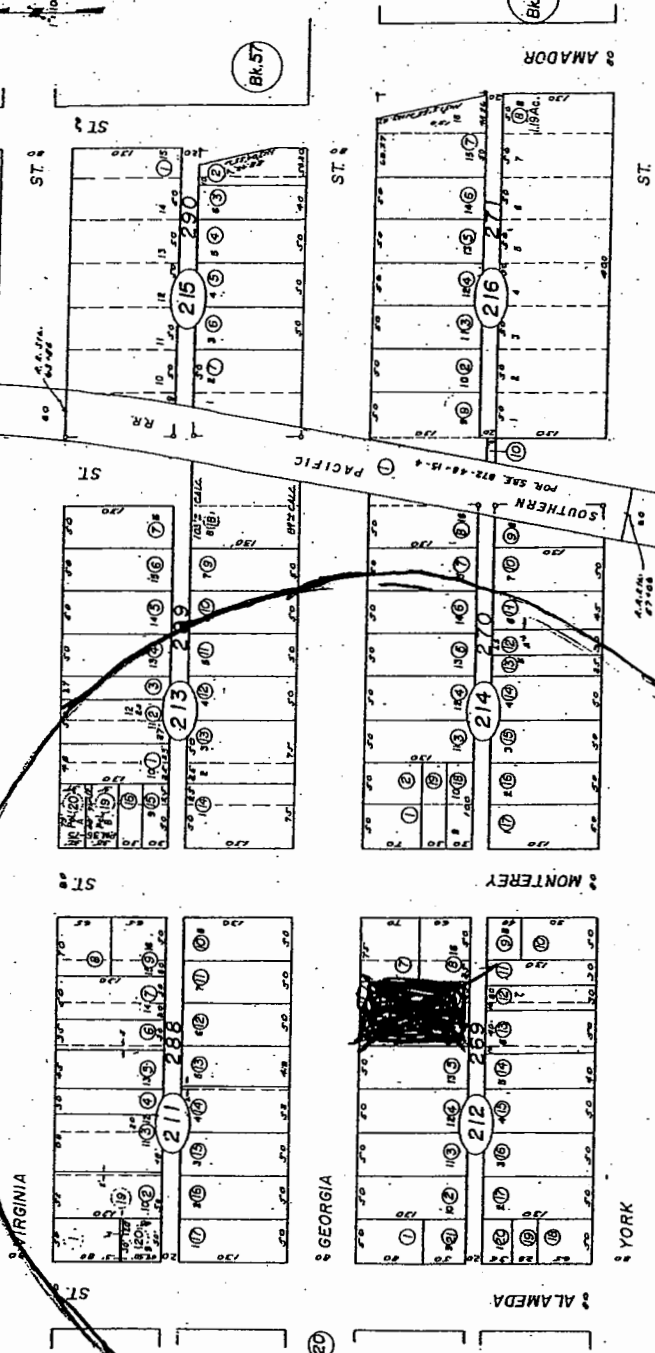
CONFLICT OF INTEREST MAP
 (500-foot radius)

933 Georgia Street, APN 0056-212-060

56-21
Tax Area Code
7000

POR. S1/2 SEC. 13, T3N, R.4W, M.D.B. & M.
POR. S1/2 SEC. 18, T3N, R.3W, M.D.B. & M.

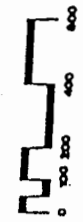
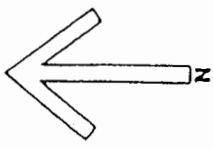
(18)



CITY OF VALLEJO
Assessor's Map Bk.56 -Pg.21
County of Solano, Calif.

NOTE: ASSESSOR'S BLOCK
& LOT NUMBERS
SHOWN IN CIRCLES

Vallejo, City of, R.M. Bk. 1, Pg. 122



CONFLICT OF INTEREST MAP
(500-foot radius)

Additional Area

933 Georgia Street, APN 0056-212-060

ESTIMATED CAPITALIZATION OF INCOME ASSESSMENT
933 Georgia St.

The usual method of valuation for property tax is to determine the fair market value based on comparable sales. However, under the Mills Act, valuation is determined by a capitalization of income method rather than on market value. The following example estimates the potential net savings to a property owner entering into a Mills Act agreement. If the Agreement is approved, the County Assessor will make an official determination on the value of the property using the following capitalization of income method.

Estimated Gross Income: (\$3,000/mo. X 12)		\$36,000
Expenses:		<u>- 15,963</u>
Net Operating Income (NOI)		\$20,037
Capitalization Rate		
Interest Component (rate estimated)	6.25%	
Historical Property Risk Component	4.00%	
Amortization Component		
(assume reciprocal life of 50 years)	2.00%	
Property Taxes Component	<u>1.00%</u>	
Total Capitalization Rate	13.25%	
Capitalization of Net Income (NOI / Cap Rate)		\$20,037 / .1325 = \$151,223
Current Assessed Value		\$366,116
Current Property Taxes		\$ 4,016
Current City Property Tax Revenue (Approx. 25% of tax collected by County)		\$ 1,015
Estimated Assessed Value w/ Agreement	\$151,223	
Estimated Property Tax w/ Agreement	\$ 1,664	
Estimated City Property Tax Revenue	\$ 416	
Potential annual property tax reduction to City		\$1,015 - \$ 416 = \$599
Potential annual property tax reduction to property owner		\$4,016 - \$1,664 = \$2,352

The assessed value of property under an Agreement is recalculated each year by the County Assessor to reflect changes in income, expenses, interest rate, and will increase as the market value assessment increases.



CONSENT D

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 11, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Craig Whittom, Assistant City Manager/Community Development *W*
Brian Dolan, Development Services Director *BD*
Don Hazen, Planning Manager *DH*

SUBJECT: CONSIDERATION OF AN HISTORIC PROPERTY PRESERVATION AGREEMENT (MILLS ACT CONTRACT) FOR 1001 SUTTER STREET

BACKGROUND AND DISCUSSION

In order to encourage owners to invest in preserving the historic character of their properties, the City Council adopted Resolution No. 91-442 indicating its willingness to enter into Historic Property Preservation Agreements through the Mills Act. On October 18, 2007, the Architectural Heritage and Landmarks Commission considered an application for a Historic Property Preservation Agreement (Mills Act Contract) with Antoine and Beryl Saleh of Sophie Enterprises, LLC for the property at 1001 Sutter Street. For potential property tax relief, the property owners have agreed to enter into a ten-year program of maintenance, rehabilitation, and restoration of their historic property. The Commission continued the item to the November 15th meeting for additional information, and at that meeting voted 6-0 (one Commissioner absent) to recommend that the City Council approve a resolution to enter into an Agreement with the property owners.

As noted above, the City Council has indicated its willingness to enter into Historic Property Preservation Agreements. When the City Council adopted Resolution No. 91-442, they also adopted a set of criteria to be used in evaluating the scope and appropriateness of individual contracts. The applicable criteria are outlined below.

1. The property must be on the City's Historic Resources Inventory and an evaluation form must have been completed and reviewed as to the property's level of significance.
2. An application must include an itemized description of the annual preservation and restoration goals to be undertaken by the owner through the initial ten year life of the Agreement and the estimated completion time.
3. The project should be highly visible so that it will serve as a catalyst to encourage others.

4. Preservation and restoration activities shall be carried out in conformity with the Design Standards of the City of Vallejo, the Secretary of Interior's *Standards for the Treatment of Historic Properties and the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and the State Historic Building Code.

The property meets the first criterion as it is on the City's Historic Resources Inventory. The property is developed with a two-story late Queen Anne dwelling that was built as the first house on the west side of Sutter Street between Carolina and Capitol Streets. It is located in the Architectural Heritage District and is a contributor to that district. Its mass and dominant position on the corner makes the house an important element of the streetscape.

Criteria 2 is addressed in the ten-year improvement plan submitted by the property owner to restore and preserve the buildings and grounds. The Architectural Heritage and Landmarks Commission (AHLC) reviewed the scope of work and recommends that the attached improvement plan be included as an exhibit in the Agreement. (See Exhibit A.2)

As required under criteria 3, the property is a prominent property in the neighborhood and in the Architectural Heritage District and the proposed scope of work would improve the exterior appearance and assure the long term maintenance of this structure, and allow the owner to begin important restoration projects that are planned for this house. The proposed improvements may serve as a catalyst to encourage other improvement in the neighborhood.

As the property is located in the Architectural Heritage District, all work will be reviewed by the Architectural Heritage and Landmarks Commission for conformance with the Secretary of the Interior's *Standards* and the State Historic Building Code.

The City currently has fourteen active Historic Property Preservation Agreements. When the City Council adopted the Mills Act program, the number of new contracts per year was limited to five. The subject proposal is the fourth application reviewed and recommended for approval by the Architectural Heritage and Landmarks Commission in 2007. The Planning Division currently has five applications, and for the first time has reached the five per year maximum.

Architectural Heritage and Landmarks Commission (AHLC) Action

Based on a review of the City-approved criteria and the proposed ten-year improvement plan, the AHLC voted 6-0 (one Commissioner absent) to recommend that the City Council enter into a Historic Property Preservation Agreement with the property owners. (See attached Staff Report of the Architectural Heritage and Landmarks Commission, dated October 18, 2007, with the attached memo from November 15th.)

Fiscal Impact

When the City Council adopted the Mills Act program, they also established a filing fee of \$1,000. However, since the filing fee might discourage people from applying, the City Council decided that an initial application fee of \$100 would be required and then three annual payments of \$300. The property owners have paid the \$100 application fee. The Planning Division will contact the applicant to assure payment of the balance of the fee.

The usual method of valuation for property tax is to determine fair market value based on comparable sales. However, under the Mills Act, valuation is determined by a capitalization of income method rather than on market value.

The current property tax revenue collected by the County Assessor and credited to the City is approximately \$1,954.00. The estimated property tax revenue to the City from the property under the agreement would be \$725.00, a net reduction in property tax revenue of \$1,229.00 annually for at least ten years. (See Attachment 3)

The assessed value of property under an Agreement is recalculated each year by the County Assessor to reflect changes in income, expenses, interest rate, and amortization. Through the life of the Agreement, the tax revenue reduction to the City and the tax savings to the property owners will generally increase as the market value assessment increases.

ENVIRONMENTAL REVIEW

The Mills Act Contract is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15308, Class 8. The project involves an action taken by a regulatory agency (city), as authorized by State Ordinance to assure the maintenance, restoration, enhancement, or protection of the environment (historic resources) where the regulatory process involves procedures for the protection of the environment.

RECOMMENDATION

Staff recommends that the Council authorize the City Manager to execute a Historic Property Preservation Agreement for the subject property as described above and as recommended by the Architectural Heritage and Landmarks Commission.

PROPOSED ACTION

Adopt the attached resolution approving a Historic Property Preservation Agreement with the property owners of 1001 Sutter Street as recommended by the Architectural Heritage and Landmarks Commission.

DOCUMENTS ATTACHED

1. Proposed resolution with Exhibit A - Historic Property Preservation Agreement
2. Staff report to the Architectural Heritage and Landmarks Commission dated October 18, 2007, with attached memo to the AHLC dated November 15, 2007.
3. Estimated Capitalization of Income Assessment

CONTACT PERSON

Don Hazen, Planning Manager – 648-4328, dhazen@ci.vallejo.ca.us
Bill Tuikka, Associate Planner – 648-5391, btuikka@ci.vallejo.ca.us

RESOLUTION NO. ___ N.C.

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, the Council of the City of Vallejo adopted Resolution No. 91-442 indicating its willingness to enter into Historic Property Preservation Agreements through the Mills Act; and

WHEREAS, Antoine and Beryl Saleh of Sophie Enterprises, LLC submitted an application for an Historic Property Agreement for their property at 1001 Sutter Street; and

WHEREAS, on October 18, 2007 and November 15, 2007, the Architectural Heritage and Landmarks Commission considered the application for an Historic Property Preservation Agreement and, based upon all evidence in the record, determined that the property met the criteria established by the City Council to be used in evaluating the scope and appropriateness of individual contracts; and

WHEREAS, the Architectural Heritage and Landmarks Commission voted 6-0 (one Commissioner absent) to recommend that the City Council enter into an Historic Property Preservation Agreement with the property owner; and

WHEREAS, on December 11, 2007, the City Council considered the application for an Historic Property Preservation Agreement and the recommendation by the Architectural Heritage and Landmarks Commission that the City Council enter into the Historic Property Preservation Agreement with the property owner; and

WHEREAS, all interested persons filed written comments with the City Clerk at or before the hearing, and all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the City Council;

NOW, THEREFORE, BE IT RESOLVED that the City Council directs the City Manager to execute the Historic Property Preservation Agreement attached hereto and incorporated herein by this reference as an exhibit, and that no later than twenty (20) days after the parties execute and enter into this Historic Property Preservation Agreement, the City Clerk shall cause this Historic Property Preservation Agreement to be recorded in the office of the County Recorder of Solano County; and

BE IT FURTHER RESOLVED that 1) the property owner or his successors in interest shall comply with all terms identified in the Historic Property Preservation Agreement, and 2) the property owner or his successor in interest shall pay a contract maintenance fee of \$900.00 due and payable to the City of Vallejo over a three-year period at \$300.00 yearly on the anniversary date of the execution of the Historic Property Preservation Agreement.

Recorded at the Request of:
The City of Vallejo

When recorded, mail to:
City of Vallejo
City Clerk
P.O. Box 3068
Vallejo, CA 94590

HISTORIC PROPERTY PRESERVATION AGREEMENT

THIS AGREEMENT is made and entered into at Vallejo, California, this 11th day of December, 2007, by and between the CITY OF VALLEJO, a municipal corporation, (hereinafter referred to as the "City") and Antoine and Beryl Saleh, (hereafter referred to as the "Owner").

WITNESETH

A. Recitals

- i. California Government Code Sections 50280, et seq. authorize cities to enter into contracts with the owners of qualified historical property to provide for the use, maintenance, and restoration of such historical property so as to retain its characteristics as property of historical significance;
- ii. Owners possess fee title in and to that certain real property, together with associated structures and improvements thereon, generally located at the street address 1001 Sutter Street, Vallejo, California, (hereinafter such property shall be referred to as the "Historic Property"). A legal description of the Historic Property is attached hereto, marked Exhibit "A.1" and is incorporated herein by this reference.
- iii. On the 11th day of December, 2007, the City Council of the City of Vallejo adopted its Resolution No. N.C. thereby declaring its intention to enter in this Historic Property Preservation Agreement (hereinafter referred to as the "Agreement"); and
- iv. City and Owners, for their mutual benefit, now desire to enter into this Agreement to protect, enhance, and preserve the characteristics of historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to the provisions of Article 1.9 (commencing with Section 439) Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

B. Agreement

NOW, THEREFORE, City and Owners, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. Effective Date and Term of Agreement

This agreement shall be effective and commence on December 11, 2007 and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date, such initial term will automatically be extended as provided in Paragraph 2, below.

2. Renewal

Each year on the anniversary of the effective date of this Agreement (hereinafter referred to as the "renewal date"), a year shall automatically be added to the initial term of this Agreement unless notice of nonrenewal is mailed as provided herein. If either Owners or City desires in any year not to renew the Agreement, Owners or City shall serve written notice of nonrenewal of the Agreement on the other party in advance of the annual renewal date of the Agreement. Unless such notice is served by Owners to City at least ninety (90) days prior to the annual renewal date, or served by the City to Owners at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein. Upon receipt by Owners of a notice of nonrenewal from City, Owners may make a written protest of the notice. City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

3. Standards for Historic Property

During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

- a. Owners shall preserve and maintain the characteristics of historical significance of the Historic Property and, where necessary, restore and rehabilitate the Historic Property according to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code. Attached hereto, marked as Exhibit "A.2", and incorporated herein by this reference, is a list of those conditions and improvements pertaining to the restoration or rehabilitation of the Historic Property.
- b. Prior to the commencement of any improvements listed in Exhibit "A.2", Owners shall contact the Secretary of the Architectural Heritage and Landmarks Commission to determine what, if any, City of Vallejo permits or approvals may be required.
- c. Owners shall allow reasonable periodic examinations, by prior appointment, of the interior and exterior of the Historic Property by representatives of the County Assessor, State Department of Parks and Recreation, State Board of Equalization, and City, as may be necessary to determine Owners' compliance with the terms and provisions of this Agreement.

4. Provision of Information of Compliance

Owners hereby agree to furnish City with any and all information reasonably requested by the City, which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

5. Cancellation

City, following a duly noticed public hearing as set forth in California Government Code Sections 50280, et seq., may cancel this Agreement if it determines that Owners are in breach of any of the conditions of this Agreement or have allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historic property. City may also cancel this Agreement if it determines that the Owners have failed to restore or rehabilitate the property in the manner specified in Subparagraph 3 (a) of this Agreement. In the event of cancellation, Owners may be subject to payment of those cancellation fees set forth in California Government Code Sections 50280, et seq.

6. Enforcement of Agreement

In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement. In the event of a default under the provisions of this Agreement by Owners, the City shall give written notice to Owners by registered or certified mail addressed to the address stated in this Agreement, and if such violation is not corrected to the reasonable satisfaction of the City within thirty (30) days thereafter or if not corrected within such a reasonable time as may be required to cure the breach or default if said breach or default cannot be cured within (30) days (provided that acts to cure the breach or default must be commenced within thirty (30) days and must thereafter be diligently pursued to completion by Owners), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owners growing out of the terms of this Agreement; apply to any court, state or federal, for injunctive relief against any violation by Owners; perform the work (or cause its performance) and assess the property for the work's value, as set forth in Chapters 11-16 of the Uniform Housing Code, as adopted; or apply for such other relief as may be appropriate.

City does not waive any claim or default by Owners if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to the City to pursue in the event that there is a breach of this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

7. Binding Effect of Agreement

The Owners hereby subject the Historic Property described in Exhibit "A.1" hereto to the covenants, reservations, and restrictions as set forth in this Agreement. City and Owners hereby declare their specific intent that the covenants, reservations, and

restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owners' successors and assigns in title or interest to the Historic Property. Each and every contract, deed, or other instrument hereinafter executed, covering or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, reservations, and restrictions expressed in this Agreement regardless of whether such covenants, reservations, and restrictions are set forth in such contract, deed, or other instrument.

City and Owners hereby declare their understanding and intent that the burden of the covenants, reservations, and restrictions set forth herein touch and concern the land in that Owners' legal interest in the Historic Property is rendered less valuable thereby. City and Owners hereby further declare their understanding and intent that the benefit of such covenants, reservations, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the public and Owners.

8. Notice

Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto.

To City: Planning Manager
 City of Vallejo
 555 Santa Clara Street
 Vallejo, CA 94590

To Owner: Antoine and Beryl Saleh
 698 Hawthorne Drive
 Tiburon, CA 94920

9. General Provisions

- a. No later than one hundred eighty (180) days after the parties execute and enter into this Agreement, Owners shall provide written notice of this Agreement to the Office of Historic Preservation, Department of Parks and Recreation, P.O. Box 942896, Sacramento, CA 94296-0001.
- b. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint venturers or members of any enterprise.
- c. Owners agree to and shall hold City and its elected officials, officers, agents, and employees harmless from liability for damage or claims for damage for personal injuries, including death, and claims for property damage that may arise from the direct or indirect use or operations of Owners or those of their contractor, subcontractor, agent, employee, or other person acting on their behalf that relate to the use, operation, and maintenance of the Historic Property. Owners hereby

agree to and shall defend the City and its elected officials, officers, agents, and employees with respect to any and all actions for damages caused, or alleged to have been caused, by reason of Owners' activities in connection with the Historic Property. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not the City prepared, supplied, or approved the plans, specifications or other documents for the Historic Property.

- d. All of the agreements, rights, covenants, reservations, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.
- e. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.
- f. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.
- g. This Agreement shall be construed and governed in accordance with the laws of the State of California.

10. Recordation

No later than twenty (20) days after the parties execute and enter into this Agreement, City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Solano.

11. Amendments

This Agreement may be amended, in whole or in part, only by a written and recorded instrument executed by the parties hereto, in the manner in which it originally was executed except that Exhibit "A.1" may be amended upon mutual consent of the Owners, the Secretary of the Architectural Heritage and Landmarks Commission, and the City Manager.

(Signatures and acknowledgment on next page)

EXHIBIT A.1
Legal Description

THIS LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VALLEJO,
COUNTY OF SOLANO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lot 8, Block 326, As the same is shown on the official map of the City of Vallejo, made by E.H. Rowe, C.E. and filed in the office of the County Recorder of Solano County, California, September 19, 1868 I Book 1 of Maps, Page 123, commonly referred to as 1001 Sutter Street, Vallejo, CA 94590

APN: 0056-165-070

EXHIBIT A.2

10 Year Scope of Work

For 1001 Sutter – Vallejo

2008	Remove Damaged Exterior Siding and cure existing fungus	\$3,000
2009	Inspect Framing, remedy any defects, and replace Damaged Siding	\$6,000
2010	Remove all loose and peeling paint and thoroughly scrape all Surfaces	\$13,000
2011	Sand all paint stripped woodwork to provide a uniform finish	\$13,000
2012	Seal and caulk all cracks, particularly around windows and joints and fill all gaps in trip separations and joints less than ¼" with sealant to a smooth, fine, finished appearance	\$13,000
2013	Repaint all exterior of house	\$16,000
2014	Remove existing roof down to space sheeting boards – Inspect for dryrot and replace – Install solid sheeting over existing space sheeting to provide a smooth nailing base –	\$7,000
2015	Install felt over entire roof area - Install new edge metal to all rake edges - Install starter roll where needed - Install all new pipe jacks and assemblies -	\$7,000
2016	Install fiberglass shingles – Install all new hip and ridge caps – Caulk all shingles to flashings –	\$15,000
2017	Paint all flashings to blend in with roof color – Repair or replace rain gutters	\$7,000
2018	Landscaping on Capitol Street corner of house	\$3,000
TOTAL Estimate Cost is		\$103,000

City of Vallejo
Architectural Heritage and Landmarks Commission

November 15, 2004

TO: Architectural Heritage and Landmarks Commission

FROM: Bill Tuikka, Associate Planner

SUBJECT: Agenda Item 13d; Mills Act Application #07-0002
1001 Sutter Street.

Project. An application for a Historic Property Preservation Agreement (Mills Act) was presented to the AHLC at the regular October meeting. After a short discussion, the Commission voted to recommend that the applicants contact the Design Assistance Committee to discuss the timing of the improvements, and to perhaps suggest additional improvements that would make a greater impact for the neighborhood.

Current Proposal. The applicant consulted with the Design Assistance Committee and has revised the 10-year scope of work. The revised scope is attached to this memo.

RECOMMENDATION

Staff recommends that the Commission **APPROVE** a recommendation that the City Council enter into an Historic Property Preservation Agreement (Mills Act) with the property owners at 1001 Sutter Street based on the findings and conditions listed below and in the attached Oct. 18th Staff Report.

Findings:

1. The project will help maintain and preserve the architectural character of this notable resource in the Architectural Heritage District.
2. Approval of the Historic Property Preservation Agreement and subsequent improvements may serve as a catalyst to encourage other property owners to preserve, rehabilitate, and restore their properties.

Conditions:

1. The property owners or their successors in interest shall comply with all terms identified in the Historic Property Preservation Agreement as approved by the City Council.

2. Prior to commencement of any work identified in the improvement plan, the property owners shall contact Planning Division staff to determine the specific scope of work, its appropriateness, and its compliance with the Agreement. As a City Landmark, all work on the interior or exterior of the buildings must have a Certificate of Appropriateness approved by the Architectural Heritage and Landmarks Commission.
3. Upon approval of the Historic Property Preservation Agreement by the City Council, the property owners or their successors in interest shall pay a contract maintenance fee of \$900.00, to be assessed over a three-year period at \$300.00 yearly.

Attachment:

Revised Scope of Work
October 18, 2007 Staff Report

Mills Act Petition
Breakdown of Repairs
For 1001 Sutter – Vallejo

2008	Remove Damaged Exterior Siding and cure existing fungus	\$3,000
2009	Inspect Framing, remedy any defects, and replace Damaged Siding	\$6,000
2010	Remove all loose and peeling paint and thoroughly scrape all Surfaces	\$13,000
2011	Sand all paint stripped woodwork to provide a uniform finish	\$13,000
2012	Seal and caulk all cracks, particularly around windows and joints and fill all gaps in trip separations and joints less than ¼” with sealant to a smooth, fine, finished appearance	\$13,000
2013	Repaint all exterior of house	\$16,000
2014	Remove existing roof down to space sheeting boards – Inspect for dryrot and replace – Install solid sheeting over existing space sheeting to provide a smooth nailing base –	\$7,000
2015	Install felt over entire roof area - Install new edge metal to all rake edges - Install starter roll where needed - Install all new pipe jacks and assemblies -	\$7,000
2016	Install fiberglass shingles – Install all new hip and ridge caps – Caulk all shingles to flashings –	\$15,000
2017	Paint all flashings to blend in with roof color – Repair or replace rain gutters	\$7,000
2018	Landscaping on Capitol Street corner of house	\$3,000
TOTAL Estimate Cost is		\$103,000

ARCHITECTURAL HERITAGE & LANDMARKS COMMISSION

STAFF REPORT

Date of Hearing: October 18, 2007

Agenda Item: 13d

Application: Request by the property owners to enter into a Historic Property Preservation Agreement (Mills Act Contract) with the City of Vallejo for their property at 1001 Sutter Street. (Mills Act Application 07-0002)

Recommendation: **APPROVE** a recommendation that the City Council enter into an Historic Property Preservation Agreement with the property owners. (Mills Act Application 07-0002)

1. **LOCATION:** 1001 Sutter Street, West side of Sutter Street between Capitol and Carolina.
2. **APPLICANT:** Antoine Saleh
698 Hawthorne Drive
Tiburon, CA 94920
3. **PROPERTY OWNER:** Same
4. **BACKGROUND AND DISCUSSION:**

In 1976, legislation was adopted in California that created an alternative method for determining assessed value for qualified historic properties subject to an historic property agreement. These agreements, commonly referred to as "Mills Act contracts", provide for property tax relief for owners of qualified historic properties who agree to comply with certain preservation restrictions and subject to approval and adoption by the local government. Participation in the program is voluntary on the part of the property owner. To be eligible for a Mills Act contract, the property must either be listed on the National Register of Historic Places, be located in a National Register or local historic district, or be listed on a state, county, or city and county official register.

As appropriate, the contract may provide for the preservation, restoration, and rehabilitation of the property. The contract may also provide for periodic examination of the property to ensure compliance with the contract terms. Under

a Mills Act contract, the property owner is obligated to prevent deterioration of the property in addition to complying with any specific restoration or rehabilitation provisions contained in the contract.

The minimum term of a Mills Act contract is ten years and each year, the contract is automatically renewed for an additional year on a specified date unless a notice of non-renewal is given. Either the property owner or the City may elect not to renew for any reason. The effect of non-renewal is to terminate the contract at the end of the current ten-year term.

To encourage owners to invest in preserving the historic character of their properties, the City Council adopted Resolution No. 91-442 indicating its willingness to enter into Historic Property Preservation Agreements (Agreement) through the Mills Act. Although the State statute provides for a number of mandatory contract provisions, the City has the discretion to set such terms as are "reasonable to carry out the purposes of preservation of the property."

When the City Council adopted the resolution in 1991, they also adopted a set of criteria to be used in evaluating the scope and appropriateness of individual contracts. The applicable criteria are listed below.

1. The property must be on the City's Historic Resources Inventory and an evaluation form must have been completed and reviewed as to the property's level of significance.
2. An application must include an itemized description of the annual preservation and restoration goals to be undertaken by the owner through the initial ten-year life of the Agreement with the estimated completion time. An application must also include projected adjustments of the property taxes as determined by the Solano County Assessor's Office. (As the Assessor's Office no longer provides this projection, this requirement has been waived.)
3. The project should be highly visible so that it will serve as a catalyst to encourage others to preserve and restore their properties.
4. Preservation and restoration activities required for or performed on properties bound under a Mills Act Contract shall be carried out in conformity with the Design Standards of the City of Vallejo, the Secretary of Interior's Standards for the Treatment of Historic Properties and the Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, and the State Historical Building Code.

Project Description.

The applicant has submitted an application for a Historic Property Preservation Agreement for the property, which is located within the Architectural Heritage

District. The property occupies a prominent corner location in a neighborhood comprised of residences dating from the 1890's through the mid-twentieth century. This Queen Anne residence was built circa 1896 for shipbuilder William G. Stevens and his wife Violet. It was the first house on the west side of Sutter Street between Carolina and Capitol Streets. Shortly after 1910 the Stevens moved to York Street and the Sutter Street house was purchased by William D. and Clara Nutz. Like Stevens, Nutz was a shipbuilder at the nearby navy yard. William and Clara occupied the house for the next couple of decades.

The residence is a fine example of a two-storey late Queen Anne. It is asymmetrical with a corner tower, or turret and has steeply pitched rooflines. It presents a formal elevation to both Capitol and Sutter Streets. A two-storey canted bay faces Capitol Street. The secondary entrance under the porch is an unusual element, but an examination of the 1901 Sanborn map reveals it was part of the original construction and not a later addition.

The residence is located in an important architecturally significant neighborhood and is a contributor to a National Register listed district. Its mass and dominant position on the corner make it an important element of the streetscape.

In an attempt to maintain, restore, and preserve this historic property, the applicant has submitted a Ten-Year Scope of Work (Attachment 1). The City has no written criteria for the type of improvements to be made and each application is evaluated on its own merits; however, the type of improvements should clearly show that the City will benefit from the program in exchange for the tax savings and that the goals of preservation and restoration will be accomplished. The AHLC Commission will need to determine if forwarding a recommendation of approval to City Council is appropriate.

The proposed scope of work includes a full exterior repaint, repair of damaged siding and trim and a complete re-roof. Further work includes structural renovation where necessary to maintain the integrity of the building.

It is staff's opinion that this scope of work will help maintain, restore, and preserve this historic property and is appropriate for a Historic Property Preservation Agreement.

Furthermore, this project site, being located on a prominent corner on Sutter Street is highly visible and will serve as a catalyst to encourage others in the area to preserve and restore their properties.

5. **STAFF RECOMMENDATION:**

Staff recommends that the Commission **APPROVE** a recommendation that the City Council enter into an Historic Property Preservation Agreement with the property owners of 1001 Sutter Street based on the following:

Findings:

1. The project will help maintain and preserve the architectural character of this notable resource in the Architectural Heritage District.
2. Approval of the Historic Property Preservation Agreement and subsequent improvements may serve as a catalyst to encourage other property owners to preserve, rehabilitate, and restore their properties.

Conditions:

1. The property owners or their successors in interest shall comply with all terms identified in the Historic Property Preservation Agreement as approved by the City Council.
2. Prior to commencement of any work identified in the improvement plan, the property owners shall contact Planning Division staff to determine the specific scope of work, its appropriateness, and its compliance with the Agreement. As a City Landmark, all work on the interior or exterior of the buildings must have a Certificate of Appropriateness approved by the Architectural Heritage and Landmarks Commission.
3. Upon approval of the Historic Property Preservation Agreement by the City Council, the property owners or their successors in interest shall pay a contract maintenance fee of \$900.00, to be assessed over a three-year period at \$300.00 yearly.

ATTACHMENTS

1. Scope of Work
2. Historic Resources Inventory
3. Primary Record for Landmark status and Photos
4. Conflict of Interest/Location map

ATTACHMENT 1

Proposed Structure/Property Improvements

1001 Sutter St

Please list the improvements which are intended to take place over the next 10 years, including their estimated costs. List them in order of owner's priority for each year. (Attach additional sheets if necessary.)

Year	Improvement
<u>2007</u>	2007-2013 FULL EXTERIOR PAINT \$55,946 — (see attached bid)
<u>2008</u>	REPAIR SIDING (DAMAGED & WOOD ROT) \$8,000 — (verbal bid)
<u>2009</u>	
<u>2010</u>	
<u>2011</u>	
<u>2012</u>	
<u>2013</u>	
<u>2014</u>	
<u>2015</u>	2014-2016 COMPLETELY REPLACE ROOF DOWN TO PLY-WOOD (see attached bid) 34,000
<u>2016</u>	
	TOTAL \$ 99,946 —

HISTORIC RESOURCES INVENTORY

(State use only)
 UTM _____ Q _____ NR 4 SHC _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm T2 _____ T3 _____ Cat HABS HAER Fed _____
1-565560-4217350

IDENTIFICATION

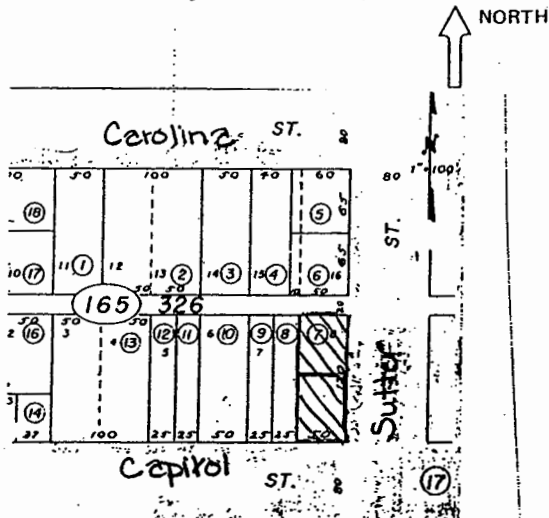
1. Common name: _____
2. Historic name, if known: _____
3. Street or rural address 1001 Sutter 56-165-07
 City: Vallejo ZIP: 94590 County: Solano
4. Present owner, if known: Jeffrey C. Nunn Address: Same
 City: Vallejo ZIP: 94590 Ownership is: Public Private
5. Present Use: Residence Original Use: Residence
 Other past uses: None

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This two-story Queen Anne house has a porch and other details which are primarily classical revival. The building is composed boldly with intersections of bays, dormers, and projecting gables. There is a three-story octagonal corner tower. There have been many alterations including applied pieces from other 19th and early 20th century buildings.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage 130
 Depth 50
 or approx. acreage _____

9. Condition: (check one)

- a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)

- a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other

12. Threats to site:

- a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other

13. Date(s) of enclosed photograph(s): 1978



NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
 f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1896 This date is: a. Factual b. Estimated
17. Architect (if known): Unknown
18. Builder (if known): Unknown
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
 f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

The house was reportedly built about 1896 by W. S. Stevens who lived at 612 Virginia in 1897. Stevens was associated with the house in the water department records in 1897.

Research has not uncovered ties with significant events in the city's history.

This building in its original configuration was an excellent example of the late Queen Anne in its somewhat restrained middle class manifestation. The building is a component of an important architectural neighborhood. Its corner site and tower make it a prominent visual landmark in the streetscape.

This building is in the Vallejo Architectural Heritage District which is listed on the National Register of Historic Places.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
 c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
 g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Planning Department files
 Vallejo City Water Records
 Combined resources: HEC

23. Date form prepared: 3/28/79 By (name): Paula Boghosian for City of Vallejo
 Address: 555 Santa Clara Street City: Vallejo ZIP: 94590
 Phone: (707) 553-4326 Organization: Vallejo Architectural Heritage Commission

(State Use Only)

EVALUATION FORM

Address: 1001 Sutter

Evaluator:	RES	VB	W	W	W	W	W	W
Level of Significance:								
National Register <u>AKD</u>					X			X
State Inventory	X	V	X	X	X	X	X	N
Local Importance								
Prime	X	V	X	X	X	X	X	X
Other								

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 1-D: Contributor to a district listed in the National Register by the Keeper. Vallejo Architectural Heritage District

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 7 *Resource Name or #: (Assigned by recorder) William G. and Violet Stevens Residence 1001 Sutter Street
P1. Other Identifier: William D. Nutz Residence

*P2. Location: Not for Publication Unrestricted *a. County Solano

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Mare Island Date 1949 (pr 1968) T 3N ; R 4W ; S 1/2 of Sec 13 ; _____ B.M.

c. Address 1001 Sutter St. City Vallejo Zip 94590

d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Located at the north west corner of Sutter and Capitol streets; County Assessor parcel 056-165-070;

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Stevens residence occupies a prominent corner location in a neighborhood composed of residences dating from the 1890s through the mid-twentieth century. The asymmetrical Queen Anne has a hipped roof with cross gables. The cross gables face south and west (to the rear). A gabled dormer is located above the east-facing portico. There are windows in the dormer and the peaks of the cross gables. A two-and-a-half storey octagon tower occupies the south east corner of the building. Tall double-hung, wood sash windows are found in the lower and middle levels of the tower. The windows in the third level of the tower are double-hung, wood sash and are not as tall as those below. The tower has a steeply pitched tent roof. (see Continuation sheet pg 2)

*P3b. Resource Attributes: (List attributes and codes) HP 3 - multi-family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) View looking northwest from intersection of Sutter and Capitol and Alameda streets. Photo by Thomas Cochrane. July 2005

*P6. Date Constructed/Age and Source:

Historic

Prehistoric Both

est 1896 City Water Dept records, 1979 DPR, Assessor Bldg file, Sanborn Fire Insurance Maps, Census

*P7. Owner and Address:

Antoine Saleh

698 Hawthorne Dr

Tiburon, CA 94920

*P8. Recorded by: Susan M. Clark,

Thomas E. Cochrane

Clark Historic Resource Consultants

725 Monroe Street

Santa Rosa, CA 95404

(707) 577-8393

*P9. Date Recorded: July 2005

*P10. Survey Type: (Describe) Single property, intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (List): _____

Page 2 of 7 *Resource Name or # (Assigned by recorder) William G and Violet Stevens Residence, 1001 Sutter St
*Recorded by: Susan M. Clark, Thomas E. Cochrane *Date: July 2005 Continuation Update

P3b. Description, continued

The residence has clapboard siding. The south elevation, which faces Capitol St, has a projecting cross gable which cantilevers a two-storey canted bay. There are three double-hung wood sash windows in each of the bays and a large fixed window with narrow side windows in the gable. Above the window there is a cartouche with a pedera. A pair of double-hung windows is located between the bay and the tower on the lower level of the south elevation.

A centered second-storey portico is the dominant feature on the east-facing façade of the Stevens residence. To the left (south) of the front door is pair of stained glass windows. The 5' x 12' portico is supported at each of the front corners by a grouping of three classical columns. The oak entry door has a single light with two panels. Sidelights are found on both sides of the recessed entry door. Above the portico is a gabled dormer with a picture window flanked by narrow side windows. A low-relief decorative panel fills the gable itself. A similar design is found in a row of bronze plaques, each measuring approximately 9" x 12", that runs around the house and tower at the top of the second storey. Below the portico is a vestibule with a simple recessed entry. It provides access to the lower basement area.

To the right (north) of the front door are paired double-hung windows. Beyond the windows, at the north east corner of the house, is picture window. A 5' deep shed addition has been constructed on the east end of the north elevation. A wood stairway and deck has been added to the rear of the residence. The area below the deck is not enclosed.

Alterations to the Residence

Windows are an important character-defining element of a building. The loss of character-defining aspects compromises design, and therefore, significance of an historic resource. The residence is largely unaltered except for the replacement of some of the original windows with poor quality windows that are not appropriate for the period of the house or the materials. Most noticeable are the windows in the cross-gables. The dormer windows are also inappropriate for the building. All of the "newer" windows on the second storey north east corner diminish the significance of the residence.

The north additions - second storey shed, wood stairs, wood deck - are placed at the rear of the building as is consistent with the Secretary of the Interior's Standards and Guidelines. They would not pose a problem if they were more compatible with the style and building materials of the 1890s residence.

The lower vestibule is an unusual feature of the house, but an examination of the 1901 Sanborn Fire Insurance Map indicates that it was constructed as part of the original construction. At the time of the map the building contained two dwelling units, was two-storey and had a lower entrance below the portico.

It is recommended that consideration be given to reverting the Stevens residence to its original appearance. The types of alterations appear to be easily reversible.

Page 3 of 7 *Resource Name or # (Assigned by recorder) 1001 Sutter Street
*Recorded by: Susan M. Clark, Thomas E. Cochrane *Date: July 2005 Continuation Update

P5. Photographs, continued



South and east elevations of the residence. Thomas Cochrane photo, July 2005



Front entry approach to residence. Pair of stained glass windows to left of entry door. Thomas Cochrane photo, July 2005



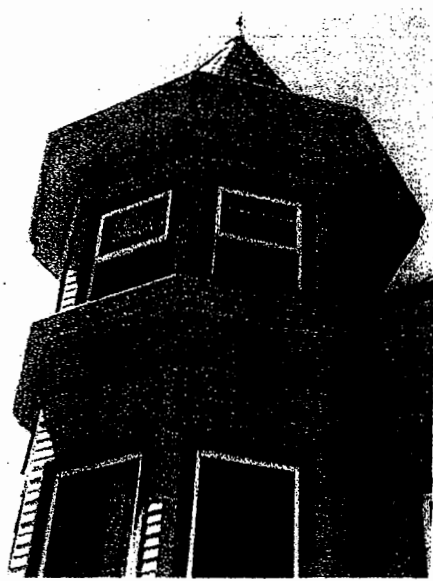
Formal entrance on upper level. Entry to lower units below. Note inappropriate replacement windows in gable. Thomas Cochrane photo, July 2005

Page 4 of 7 *Resource Name or # (Assigned by recorder) 1001 Sutter Street
*Recorded by: Susan M. Clark, Thomas E. Cochrane *Date: July 2005 Continuation Update

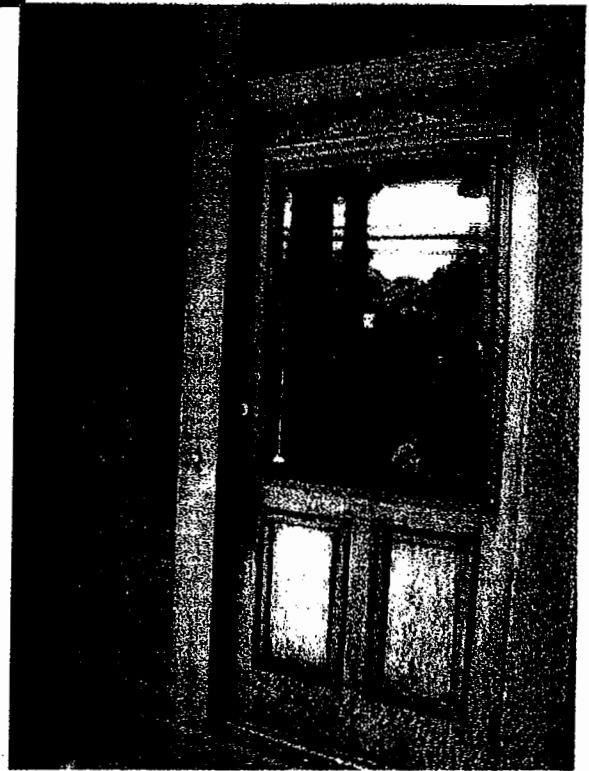
P5. Photographs, continued



North east corner of residence. Inappropriate windows and building materials should be replaced. Thomas Cochrane photo, July 2005



Three storey six-sided turret comprises the south east corner of the residence. Thomas Cochrane photo, July 2005



Glass paneled oak entry door with decorative elements and ornate hardware. Diamond patterned sidelights flank door. Thomas Cochrane photo, July 2005

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 1-D (contributor to a district listed in the National Register)

Page 5 of 7

*Resource Name or # (Assigned by recorder) William G. and Violet Stevens Residence

B1. Historic Name: William G. Stevens Residence

B2. Common Name: William D. and Clara Nutz

B3. Original Use: Multi-family residence B4. Present Use: Multi-family residence

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1896; Alterations include the enclosure of a second storey sun porch at the north east corner of the house and a porch at the north west corner.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme residential development Area Vallejo
Period of Significance 1880-1900 Property Type residence Applicable Criteria NR- A, C ; CR-1, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house was built in 1896 for shipbuilder William G. Stevens and his wife Violet. It was the first house on the west side of Sutter between Carolina and Capitol streets. The couple had immigrated from England in the early 1880s. Shortly after 1910 the Stevens moved to York St and the Sutter St house was purchased by William D. and Clara Nutz. Like Stevens, Nutz was a shipbuilder at the nearby navy yard. William and Clara occupied the house for the next couple of decades.

The residence is a fine example of a two-storey late Queen Anne. It is asymmetrical with a corner tower, or turret, and has steeply pitched roof lines. It presents a formal elevation to both Capitol and Sutter streets. A two-storey canted bay faces Capitol St. The secondary entrance under the porch is an unusual element, but an examination of the 1901 Sanborn map reveals it was part of the original construction and not a later alteration.

The residence is located in an important architecturally significant neighborhood and is a contributor to a National Register listed district. Its mass and dominant position on the corner make it an important element of the street scape.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Gregory, Thomas Jefferson, *History of Solano and Napa Counties*, 1912

Solano County Assessor residential building record.

Sanborn Fire Insurance Maps

DPR 523 completed for property in 1979

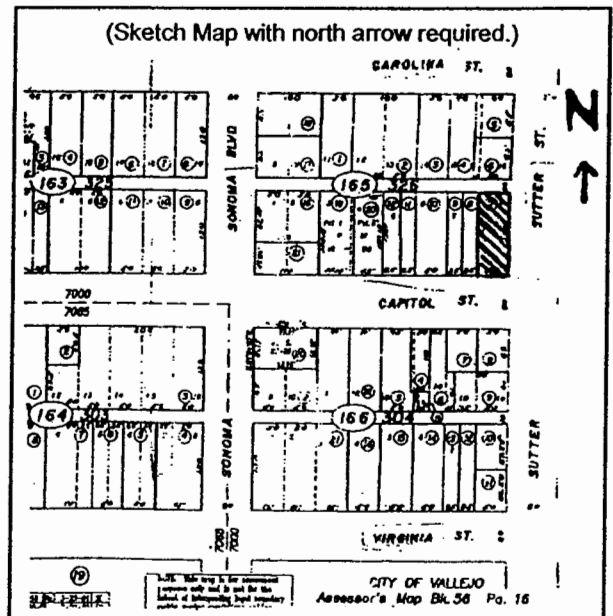
US Census records 1900, 1910, 1920, 1930

B13. Remarks:

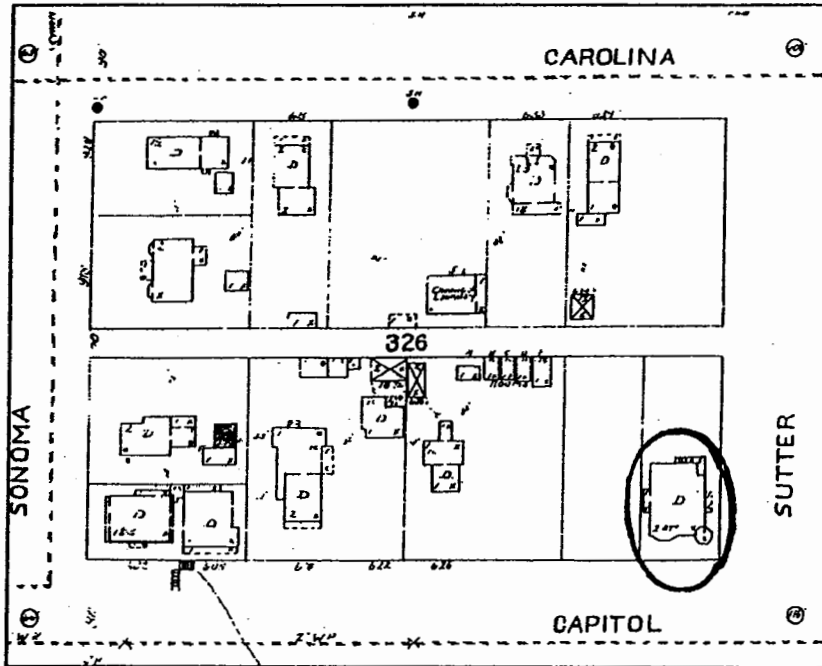
*B14. Evaluator: Susan M. Clark, M.A. Architectural historian
Clark Historic Resource Consultants
(707) 577-8393

*Date of Evaluation: July 2005

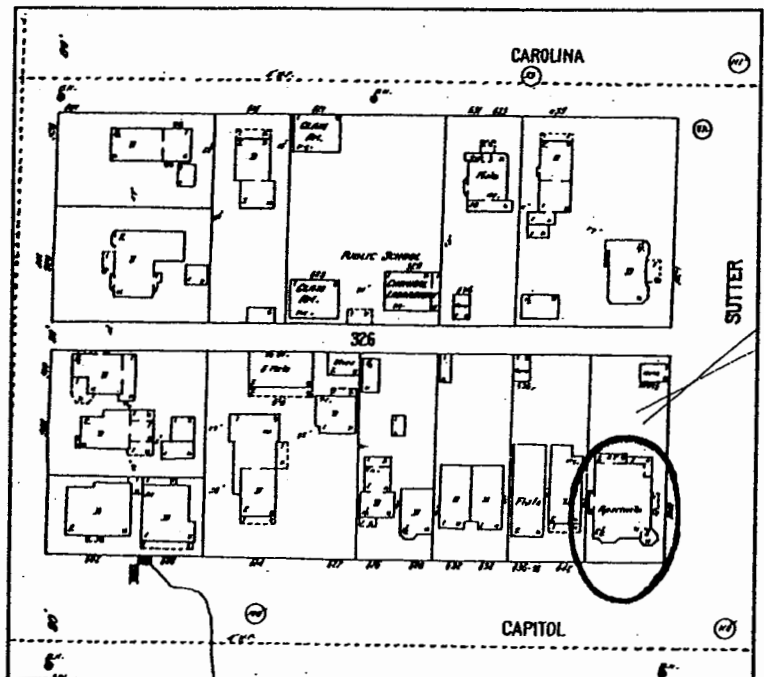
(This space reserved for official comments.)



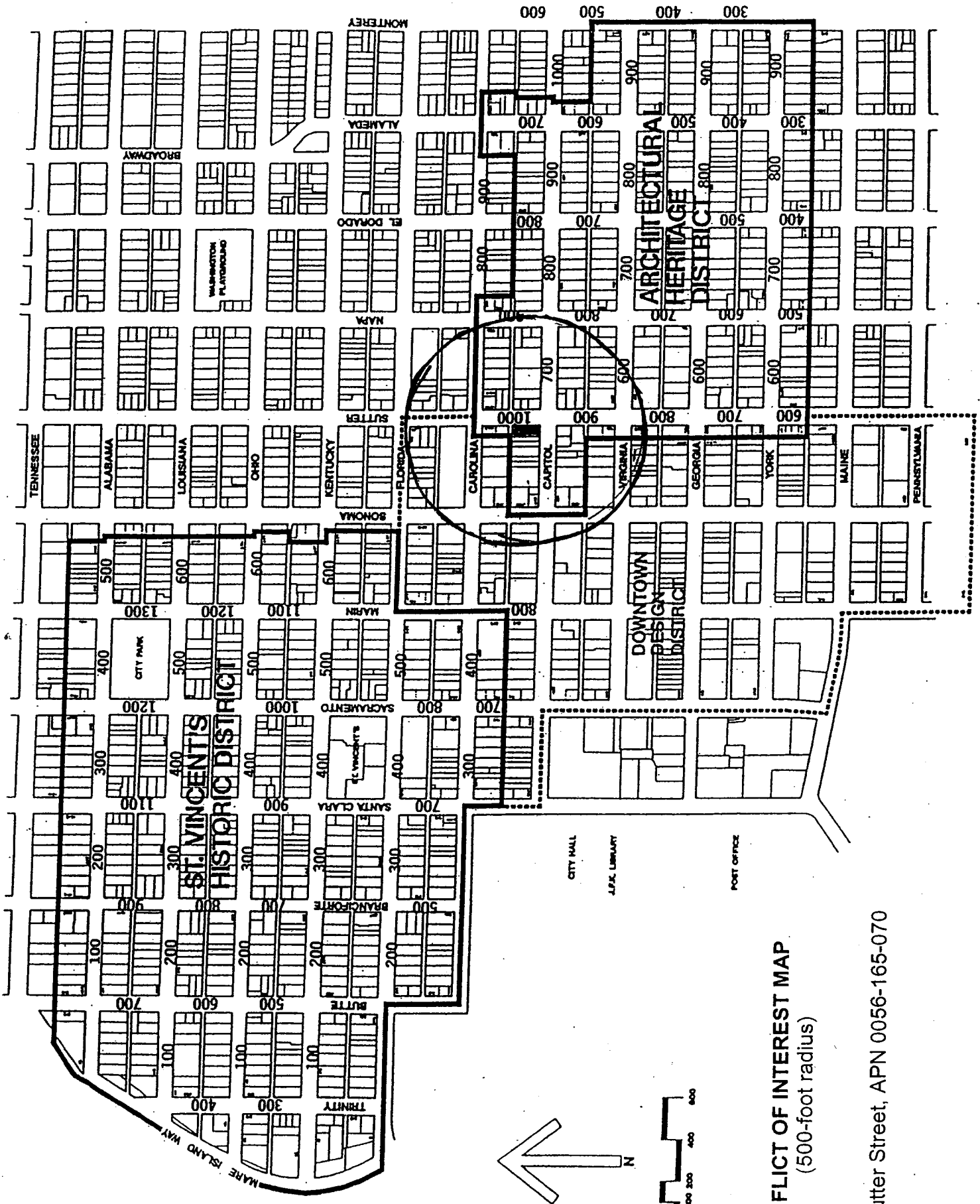
Page 6 of 7 *Resource Name or # (Assigned by recorder) 1001 Sutter Street
*Recorded by: Susan M. Clark, Thomas E. Cochrane *Date: July 2005 Continuation Update



1901 Sanborn Fire Insurance Map shows residence at corner of Sutter and Capitol streets



1919 Sanborn Fire Insurance Map.



CONFLICT OF INTEREST MAP
(500-foot radius)

1001 Sutter Street, APN 0056-165-070

ESTIMATED CAPITALIZATION OF INCOME ASSESSMENT
1001 Sutter St.

The usual method of valuation for property tax is to determine the fair market value based on comparable sales. However, under the Mills Act, valuation is determined by a capitalization of income method rather than on market value. The following example estimates the potential net savings to a property owner entering into a Mills Act agreement. If the Agreement is approved, the County Assessor will make an official determination on the value of the property using the following capitalization of income method.

Estimated Gross Income: (\$3,745/mo. X 12)	\$44,940
Expenses:	<u>- 19,077</u>
Net Operating Income (NOI)	\$25,863
Capitalization Rate	
Interest Component (rate estimated)	6.25%
Historical Property Risk Component	4.00%
Amortization Component	
(assume reciprocal life of 50 years)	2.00%
Property Taxes Component	<u>1.00%</u>
Total Capitalization Rate	13.25%
Capitalization of Net Income (NOI / Cap Rate)	$\$25,863 / .1325 = \$195,192$
Current Assessed Value	\$712,674
Current Property Taxes	\$ 7,817
Current City Property Tax Revenue (Approx. 25% of tax collected by County)	\$ 1,954
Estimated Assessed Value w/ Agreement	\$195,192
Estimated Property Tax w/ Agreement	\$ 2,147
Estimated City Property Tax Revenue	\$ 537
Potential annual property tax reduction to City	$\$1,954 - \$ 537 = \$1,417$
Potential annual property tax reduction to property owner	$\$7,817 - \$2,147 = \$5,670$

The assessed value of property under an Agreement is recalculated each year by the County Assessor to reflect changes in income, expenses, interest rate, and will increase as the market value assessment increases.



CONSENT E

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 11, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Robert W. Nichelini, Chief of Police ~~ELN~~

SUBJECT: Consideration of a resolution of intent to amend the Police Department Budget for Fiscal Year 2007/08 to accept a grant award in the amount of \$125,000 from the United States Department of Justice and the Governor's Office of Emergency Services for a Gang and Gun Violence Reduction Program and to appropriate the same amount for the purchase of equipment and overtime reimbursement

BACKGROUND AND DISCUSSION

The United States Department of Justice has awarded the Vallejo Police Department a grant in the amount of \$125,000 to fund overtime personnel costs and equipment for anti-gang suppression operations. Funds will be disbursed by the California Office of Emergency Services as reimbursement for costs associated with implementation of the grant up to \$125,000.

RECOMMENDATION

Adopt the resolution of intention to amend the Police Department budget for Fiscal Year 2007/08 to accept the United States Department of Justice grant in the amount of \$125,000 and to appropriate the same amount for the purchase of equipment and overtime reimbursement for the anti-gang suppression operations required by the grant.

ALTERNATIVES CONSIDERED

None.

ENVIRONMENTAL REVIEW

Not applicable.

PROPOSED ACTION

Adopt the resolution authorizing the City Manager or his designee to execute the attached agreement with the California Office of Emergency Services and a resolution of intention to amend the Police Department Budget for Fiscal Year 2007/08.

DOCUMENTS ATTACHED

- a. Resolution authorizing the City Manager or his designee to execute the attached agreement with the California Office of Emergency Services and intention to amend the Police Department Budget for Fiscal Year 2007-08 to accept the Grant and appropriate the funds for implementation of the Grant.
- b. Proposed Agreement with California Office of Emergency Services for the Gang and Gun Violence Reduction Program Grant.

CONTACT PERSON

PREPARED BY: Captain JoAnn West, Vallejo Police Department
(707) 648-4516 e-mail: jwest@ci.vallejo.ca.us

RESOLUTION NO. 07-

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, the Vallejo Police Department desires to implement a program to reduce gang and gun violence in Vallejo; and

WHEREAS, the United States Department of Justice has awarded the Vallejo Police Department \$125,000 in grant funds to purchase equipment and for overtime reimbursement associated with anti-gang suppression activities and requires that the Fiscal year 2007/08 budget be amended.

NOW, THEREFORE, BE IT RESOLVED, that the Vallejo City Council hereby declares its intention to amend the Police Department Fiscal Year 2007/08 budget in the amount of \$125,000 to allow for the acceptance of the Gang and Gun Violence Reduction Program grant and authorizes the City Manager or his designee to execute the proposed agreement between the Vallejo Police Department and the California Department of Emergency Services.

DECEMBER 11, 2007

K:\PUBLIC\AI\PD\SR Gang and Gun Violence Reduction Program 121107.doc

**GOVERNOR'S OFFICE OF EMERGENCY SERVICES
LAW ENFORCEMENT AND VICTIM SERVICES DIVISION**

GRANT AWARD FACE SHEET (OES A301)

[FOR OES USE ONLY]	OES ID:	
	Award	

The Governor's Office of Emergency Services, hereafter designated OES, hereby makes a grant award of funds to the following:

1. **Grant Recipient:** City of Vallejo Police Department

hereafter designated Recipient, in the amount and for the purpose and duration set forth in this grant award.

2. **Implementing Agency:** Police Department

3. **Project Title:** Gang & Gun Violence Reduction Program 4. **Grant Period:** 10/1/06 to 9/30/08

*Select the fund source(s) from the lists below and enter the amount(s) from each source. Please do not enter both State and Federal fund sources on the same line. Add any cash match(s) and enter total in Block 10G.

Fund Source	A. State	B. Federal	C. Total	D. Cash Match	E. In-Kind Match	F. Total Match	G. Total Project Cost
5. Fund Source		\$125,000					
6. Fund Source							
7. Fund Source							
8. .							
9. .							
10. TOTALS		\$125,000					10G. Grand Total: \$125,000

11. This grant award consists of this title page, the application for the grant, which is attached and made a part hereof, and the Assurance of Compliance forms which are being submitted. I hereby certify that: I am vested with authority, and have the approval of the City/County Financial Officer, City Manager, or Governing Board Chair, to enter into this grant award agreement; and all funds received pursuant to this agreement will be spent exclusively on the purposes specified. The grant recipient signifies acceptance of this grant award and agrees to administer the grant project in accordance with the statute(s), the Program Guidelines, the *Recipient Handbook*, and the OES audit requirements, as stated in the applicable RFP or RFA. The grant recipient further agrees to all legal conditions and terms incorporated by reference in the applicable RFP or RFA, and agrees that the allocation of funds is contingent on the enactment of the State Budget.

12. **Official Authorized to Sign for Applicant/Grant Recipient:** **Federal Employer ID (FEIN):** 94-6000448

Name: Joseph Tanner **Title:** City Manager

Official's Mailing Address: 555 Santa Clara Street **City:** Vallejo **Zip:** 94590

Payment Mailing Address: (if different) 111 Amador Street **City:** Vallejo **Zip:** 94590

Telephone: (707) 648-4575 **FAX:** (707) 648-4535 **Email:** _____
(area code) (area code)

Signature _____ **Title:** City Manager

I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purposes of this expenditure stated above.

OES Program Manager

Date

OES Director (or designee)

Date

PROJECT CONTACT INSTRUCTIONS

1. Provide the name, title, address, telephone number, fax number and e-mail address for the **Project Director** for the project.
2. Provide the name, title, address, telephone number, fax number and e-mail address for the **Financial Officer** for the project.
3. Provide the name, title, address, telephone number, fax number and e-mail address for the **person** having **routine programmatic responsibility** for the project.
4. Provide the name, title, address, telephone number, fax number and e-mail address for the **person** having **routine fiscal responsibility** for the project.
5. Provide the name, title, address, telephone number, fax number and e-mail address for the **Executive Director** of a Community Based Organization or the **Chief Executive Officer** (e.g. chief of police, superintendent of schools) for the implementing agency.
6. Provide the name, title, address, telephone number, fax number and e-mail address for the **Chair** of the **governing body** of the implementing agency. Please provide contact information other than that of the implementing agency.

PROJECT CONTACT INFORMATION

Applicant City of Vallejo Police Department Grant Number _____ [FOR OES USE ONLY]

Provide the name, title, address, telephone number, and e-mail address for the project contacts named below. If a section does not apply to your project, enter "N/A." NOTE: If you use a PO Box address, a street address is also required for package delivery and site visit purposes.

1. The **Project Director** for the project:

Name: Thomas Liddicoet Address: 111 Amador Street
Title: Police Lieutenant City: Vallejo Zip: 94590
Telephone #: (707) 648-4321 Fax #: (707) 648-4390
(Area Code) (Area code)
E-Mail Address: tliddicoet@ci.vallejo.ca.us

2. The **Financial Officer** for the project:

Name: Vicki Scopesi Address: 111 Amador Street
Title: Admin. Analyst City: Vallejo Zip: 94590
Telephone #: (707) 648-4361 Fax #: (707) 648-4390
(Area Code) (Area code)
E-Mail Address: _____

3. The **person having routine programmatic responsibility** for the project:

Name: Thomas Liddicoet Address: same as above
Title: Police Lieutenant City: _____ Zip: _____
Telephone #: _____ Fax #: _____
(Area Code) (Area code)
E-Mail Address: _____

4. The **person having routine fiscal responsibility** for the project:

Name: Vicki Scopesi Address: same as above
Title: _____ City: _____ Zip: _____
Telephone #: _____ Fax #: _____
(Area Code) (Area code)
E-Mail Address: _____

5. The **Executive Director** of a nonprofit organization or the **Chief Executive Officer** (e.g., chief of police, superintendent of schools) of the implementing agency:

Name: Robert W. Nichelini Address: 111 Amador Street
Title: Chief of Police City: Vallejo Zip: 94590
Telephone #: (707) 648-4540 Fax #: (707) 648-4390
(Area Code) (Area code)
E-Mail Address: _____

6. The **Chair of the governing body** of the implementing agency: (Provide contact information other than that of the implementing agency)

Name: Anthony J. Intintoli Address: 555 Santa Clara Street
Title: Mayor City: Vallejo Zip: 94590
Telephone #: (707) 648-4375 Fax #: _____
(Area Code) (Area code)
E-Mail Address: _____

CERTIFICATION OF ASSURANCE OF COMPLIANCE

I, Joseph Tanner hereby certify that
(official authorized to sign grant award; same person as Section 12 on Grant Award Face Sheet)

RECIPIENT: City of Vallejo
IMPLEMENTING AGENCY: Police Department
PROJECT TITLE: Gang and Gun Violence Reduction Program

is responsible for reviewing the *Grant Recipient Handbook* and adhering to all of the Grant Award Agreement requirements (state and/or federal) as directed by OES including, but not limited to, the following areas:

I. Equal Employment Opportunity – (2006 Recipient Handbook Section 2151)

It is the public policy of the State of California to promote equal employment opportunity by prohibiting discrimination or harassment in employment because of race, religious creed, color, national origin, ancestry, disability (mental and physical) including HIV and AIDS; medical condition (cancer and genetic characteristics), marital status, sex, sexual orientation, denial of family medical care leave, denial of pregnancy disability leave, or age (over 40). **OES-funded projects certify that they will comply with all state and federal requirements regarding equal employment opportunity, nondiscrimination and civil rights.**

Please provide the following information:

Affirmative Action Officer: Dennis Morris
Title: Human Resources Director
Address: 555 Santa Clara Street, Vallejo, CA 94590
Phone: (707) 553-7211
Email: dmorris@ci.vallejo.ca.us

II. Drug-Free Workplace Act of 1990 – (2006 Recipient Handbook, Section 2152)

The State of California requires that every person or organization awarded a grant or contract shall certify it will provide a drug-free workplace.

III. California Environmental Quality Act (CEQA) – (2006 Recipient Handbook, Section 2153)

The California Environmental Quality Act (CEQA) (*Public Resources Code, Section 21000 et seq.*) requires all OES funded projects to certify compliance with CEQA. Projects receiving funding must coordinate with their city or county planning agency to ensure that the project is compliance with CEQA requirements.

IV. Lobbying – (2006 Recipient Handbook Section 2154)

OES grant funds, grant property, or grant funded positions shall not be used for any lobbying activities, including, but not limited to, being paid by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal grant or cooperative agreement.

V. Debarment and Suspension – (2006 Recipient Handbook Section 2155)

(This applies to federally funded grants only.)

OES-funded projects must certify that it and its principals are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of federal benefits by a state or federal court, or voluntarily excluded from covered transactions by any federal department of agency.

VI. Proof of Authority from City Council/Governing Board

The above-named organization (applicant) accepts responsibility for and will comply with the requirement to obtain written authorization from the city council/governing board in support of this program. The applicant agrees to provide all matching funds required for said project (including any amendment thereof) under the Program and the funding terms and conditions of OES, and that any cash match will be appropriated as required. It is agreed that any liability arising out of the performance of this Grant Award Agreement, including civil court actions for damages, shall be the responsibility of the grant recipient and the authorizing agency. The State of California and OES disclaim responsibility of any such liability. Furthermore, it is also agreed that grant funds received from OES shall not be used to supplant expenditures controlled by the city council/governing board.

The applicant is required to obtain written authorization from the city council/governing board that the official executing this agreement is, in fact, authorized to do so. The applicant is also required to maintain said written authorization on file and readily available upon demand.

All appropriate documentation must be maintained on file by the project and available for OES or public scrutiny upon request. Failure to comply with these requirements may result in suspension of payments under the grant or termination of the grant or both and the Recipient may be ineligible for award of any future grants if the OES determines that any of the following has occurred: (1) the Recipient has made false certification, or (2) violates the certification by failing to carry out the requirements as noted above.

CERTIFICATION

I, the official named below, am the same individual authorized to sign the Grant Award Agreement [Section 12 on Grant Award Face Sheet], and hereby swear that I am duly authorized legally to bind the contractor or grant recipient to the above described certification. I am fully aware that this certification, executed on the date and in the county below, is made under penalty of perjury under the laws of the State of California.

Authorized Official's Signature: _____

Authorized Official's Typed Name: Joseph Tanner

Authorized Official's Title: City Manager

Date Executed: 6/11/08

Federal ID Number: 94-6000448

Executed in the City/County of: City of Vallejo, County of Solano

AUTHORIZED BY: *(not applicable to State agencies)*

- City/County Financial Officer or
- City Manager or
- Governing Board Chair

Signature: _____

Typed Name: Robert Stout

Title: Finance Director

BUDGET CATEGORY AND LINE ITEM DETAIL

A. Personal Services – Salaries/Employee Benefits	COST
<p>Overtime:</p> <p>Sergeant: 500 hours @ \$86.88 / hour = \$43,440</p> <p>Officers: 1,000 Hours @ \$72.43 / hour = <u>\$72,430</u></p>	<p align="right">\$115,870</p>
<p>TOTAL</p>	<p align="right">\$115,870</p>

BUDGET CATEGORY AND LINE ITEM DETAIL

B. Operating Expenses	COST
TOTAL	30

BUDGET CATEGORY AND LINE ITEM DETAIL

C Equipment	COST
2 Mountain Bikes @ \$2,065 each	\$4,130
Laptop Computer and gang tracking software	\$5,000
TOTAL	\$9,130
Total Project Cost	\$125,000

Budget Narrative

Personal Services

Since grant funds available are not sufficient to hire a dedicated officer for this program, Vallejo Police Department personnel will participate in the Gang and Gun Violence Reduction Program and carry out program activities on an overtime basis. The Personal Services portion of the budget provides for a total of \$115,870 to pay for 1,500 hours of officer and supervisor (sergeant) overtime.

Operating Expenses: None

Equipment

The Equipment budget provides for two police bicycles for patrol in the downtown area to address/prevent gang activity. In addition, \$5,000 is allocated for the purchase of a laptop computer and gang tracking software for reporting and data analysis.

Project Narrative

The Vallejo Police Department will utilize grant funds to create a gang task force within the Department to address gang and gun violence. The task force would use a team approach to combat street level gang activity and upper gang management. This will be accomplished by targeting known gang hangout locations and gang members with a team of gang officers working closely with outside law enforcement agencies.

The Vallejo Police Special Investigations Section currently has an offsite office which is intended to house a member of ATF on a part time basis to combat gun violence. This officer would be ideal to help with this mission. In addition, the office is suitable for housing a small group of officers tasked with the goal of addressing gang violence. Working with state, federal, and other local agencies willing to participate, the task force will identify, verify, and target certified gang members who violate the law with an ultimate goal of dismantling the leadership and financial support of violent gangs.

Specific program objectives are:

1. Establish a Gang and Gun Violence Reduction Task Force that includes Vallejo police officers, and other state, local and federal officers.
2. Jointly develop an implementation plan that provides specific activities and a timeline for identification and targeting of gang members and gang activities.
3. Begin implementation of the plan within 6 months of grant award.
4. Increase gang and gun violence related arrests by 25% for the project.
5. Decrease the number of gang and gun violence crime by 15% for the project.
6. Increase residents' perception of safety against gang and gun violence as measured by a survey of residents, similar to interviews that were conducted in 2003 (as described in the grant application packet).

PROJECT SUMMARY

1. PROJECT YEAR

New	<input checked="" type="checkbox"/>
Year 2	<input type="checkbox"/>
Year 3	<input type="checkbox"/>
Other:	<input type="checkbox"/>

1. PROJECT TITLE

Gang and Gun Violence
Reduction Program

3. GRANT PERIOD

10/1/2006 to 9/30/2008

4. APPLICANT

Name: City of Vallejo
Police Dept. Phone: (707) 648-4540
Address: 111 Amador Street Fax #: (707) 648-4390
City: Vallejo Zip: 94590

5. FUNDS REQUESTED

\$ 125,000

6. IMPLEMENTING AGENCY

Name: Vallejo Police Department Phone: (707) 648-4540 Fax #: (707) 648-4390
Address: 111 Amador Street City: Vallejo Zip: CA

7. PROGRAM DESCRIPTION

The Gang and Gun Violence Reduction Program will create a gang task force within the Vallejo Police Department to address gang and gun violence. The task force will use a team approach to combat street level gang activity and upper gang management. This will be accomplished by targeting known gang hangout locations and gang members with a team of gang officers working closely with outside law enforcement agencies.

8. PROBLEM STATEMENT

Crime in the City of Vallejo is a significant issue to the residents of the community. One of the primary factors of the continuing surge of violent crime in the city and across the state is the continued growth of gangs. In Vallejo there are seven known gangs with several subsets for each. It is estimated as many as 300 gang members call Vallejo home.

9. OBJECTIVES

See Attached page

Attachment to Project Summary:

9. OBJECTIVES

1. Establish a Gang and Gun Violence Reduction Task Force that includes Vallejo police officers, and other state, local and federal officers.
2. Jointly develop an implementation plan that provides specific activities and a timeline for identification and targeting of gang members and gang activities.
3. Begin implementation of the plan within 6 months of grant award.
4. Increase gang and gun violence related arrests by 25% for the project.
5. Decrease the number of gang and gun violence crime by 15% for the project.
6. Increase residents' perception of safety against gang and gun violence as measured by a survey of residents, similar to interviews that were conducted in 2003 (as described in the grant application packet).

10. ACTIVITIES	11. CATEGORY
	12. PROGRAM AREA
13. EVALUATION Evaluation will be conducted through police reports, crime and arrest statistics, and surveys.	14. NUMBER OF CLIENTS (TO BE SERVED)

15. PROJECTED BUDGET				
	Personal Services	Operating Expenses	Equipment	TOTAL
Funds Requested:	\$115,870		\$9,130	\$125,000
Other Grant Funds:				
Other Sources: (list in-kind, fees, etc.)				
Totals	\$115,870		\$9,130	\$125,000



CONSENT F

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 11, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Gary A. Leach, Public Works Director 

SUBJECT: APPROVAL OF A RESOLUTION ACCEPTING IMPROVEMENTS FOR
HIDDENBROOKE COMMERCIAL CENTER AS COMPLETE FROM
EDDIE NINO

BACKGROUND AND DISCUSSION

On August 12, 2003, the City of Vallejo Planning Commission approved Planned Development No. 03-0006 to allow the construction of an 11,000+/- square foot commercial shopping center, comprising of two - one story buildings, and a parking lot.

On May 17, 2005 the City entered into an improvement agreement with Eddie Nino to complete certain improvements for the Hiddenbrooke Commercial Center.

With the approval of the commercial center, an additional Landscape Maintenance Easement (LME) over the open space portion of this parcel and along Hiddenbrooke Parkway was dedicated.

The landscape and irrigation installation for the center has been completed. The developer will provide a maintenance bond in the amount of \$12,300, which is ten percent (10%) of the original performance bond and will maintain the landscaping for a period of one year after acceptance by the City. The Hiddenbrooke Maintenance District will maintain the landscaping after conclusion of the one year warranty period.

The Vallejo Sanitation and Flood Control District indicated on November 9, 2007 that all sanitary sewer and storm drainage work performed in the Hiddenbrooke Commercial Center was completed in conformance with the improvement plans and specifications approved by the District.

Fiscal Impact

The Developer has paid \$ 1,339.00 for the time extension fee. There is no other fiscal impact. The landscaping will be maintained by Hiddenbrook Maintenance Easement District.



RECOMMENDATION

Staff recommends One Resolution Accepting the Improvements for Hiddenbrooke Commercial Center.

ENVIRONMENTAL REVIEW

The Final Environmental Impact Report was adopted for Hiddenbrooke (Sky Valley) on April 28, 1987. No environmental review is necessary for projects that comply with the Specific Area Plan.

PROPOSED ACTION

Adopt one resolution accepting the Improvements for Hiddenbrooke Commercial Center.

DOCUMENTS AVAILABLE FOR REVIEW

- a. A resolution accepting the improvements.
- b. Project Location Map.

CONTACT PERSON

Enayat Haidari, Senior Civil Engineer
(707) 648-4317, Enayat@ci.vallejo.ca.us

December 11, 2007

K:\PUBLIC\AIPW\2007\Engineering\PWSR4213.doc

RESOLUTION NO. 07- N.C.

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, those street improvements, water distribution system, concrete work, landscaping and irrigation and all such other items required, constructed in and on the reserves and easements in and adjacent to the development known as Hiddenbrooke Commercial Center at Hiddenbrooke, Vallejo, Solano County, California, pursuant to the certain agreement by and between the City of Vallejo dated May 17, 2005 and Eddie Nino , an individual, has been completed in accordance with the Plans and Specifications therefore approved and adopted by the City ; and

WHEREAS, all sanitary sewer and storm drainage work in said developments have been completed in conformance with the improvement plans and specification of the Vallejo Sanitation and Flood Control District, the same having been reviewed, inspected, acknowledged and approved by the District, as shown on that certain acceptance certificates, a copy of which is attached hereto, marked Exhibit "A", and made a part hereof; and

WHEREAS, Eddie Nino has provided the City with a Maintenance security in the amount of \$12,300 which is 10% of the amount of the public improvements guarantying the improvements for one year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vallejo that those works and subdivision improvements as set forth above are hereby accepted as complete.

December 11, 2007

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EXHIBIT A

CITY OF VALLEJO
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

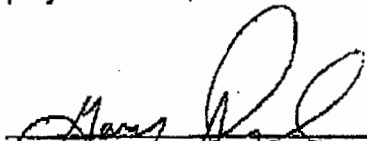
TO: VALLEJO SANITATION AND FLOOD CONTROL DISTRICT

This is to certify that all sanitary sewer and storm drainage work performed in the Hiddenbrook Commercial subdivision/development was completed in conformance with the improvement plans and specifications approved by the City of Vallejo District with the following exceptions (if none, so state):

CITY OF VALLEJO
PUBLIC WORKS DEPT

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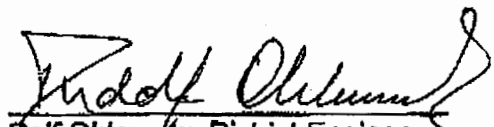
The above listed exceptions were discussed with District staff during construction and were approved in writing. The "as-built" plans reflect all changes made on the project. A joint final inspection has been done by the Public Works Inspector assigned to this project and a District Engineering staff member. It is requested that the District sign on the space below indicating that the project is satisfactory to the District and that the District has no objections to the City accepting the project.


Public Works Director/City Engineer
City of Vallejo, California

11-9-07
Date

ACCEPTANCE

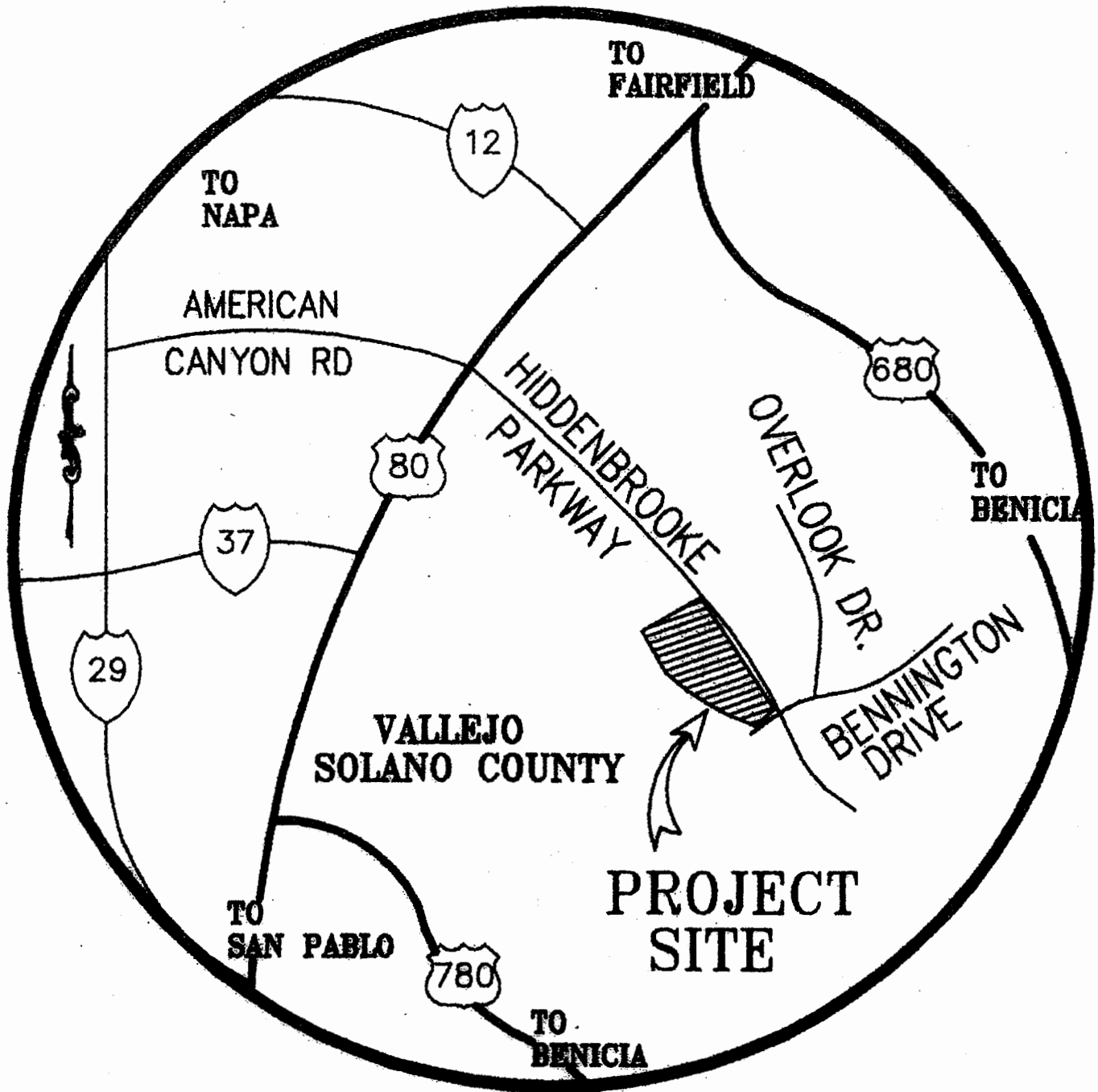
The Hiddenbrook Commercial subdivision/development is satisfactory to the District and we have no objections to the City accepting the project.


Rolf Ohlemutz, District Engineer
Vallejo Sanitation and Flood Control District

11/13/07
Date

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EXHIBIT "A"



VICINITY MAP

NOT TO SCALE




CONSENT G

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 11, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Gary A. Leach, Public Works Director 

SUBJECT: APPROVAL OF A RESOLUTION AWARDING THE ON-CALL MUNICIPAL ENGINEERING AND CONSTRUCTION MANAGEMENT SERVICES CONTRACT TO 6 FIRMS AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A DESIGN CONSULTANT SERVICES AGREEMENT WITH EACH FIRM

BACKGROUND AND DISCUSSION

The City of Vallejo serves an area of approximately 53.58 square miles (29.94 square miles on land and 23.64 square miles of waterway) with a population of approximately 120,000 and 350 miles of street pavement. The City's infrastructure consists of street pavement, storm drain system, sanitary sewer system, water system, parks, public marinas, building facilities, street lights, sidewalks and traffic signals. In addition to the public infrastructure, there are several private developers working on the large development projects throughout the City.

With 5 out of 20 budgeted staff positions within the Engineering division vacant, the remaining staff is unable to meet reasonable deadlines to complete their work. If vacant positions are filled the need for on-call services will decrease but given the fiscal uncertainty of the City, adding permanent staff might not be possible. Having the ability to bring on consultants on an as-needed basis will allow the engineering division to improve customer service and better manage the workload to deliver the projects within the allotted timeframe.

The selected firms will assist when needed with development and subdivision review, traffic and public safety review, land survey analysis, grant preparation, preparation of plans specifications and cost estimates, contract administration, construction management, construction inspection and other administrative municipal procedural duties.

Because of the uncertainty of both the type and volume of work to be contracted out, it is our recommendation that more than one consulting firm be on the on-call list so that the City will have the ability to select the right consulting firm based on their availability and expertise. The selected consultants will be compensated per their fee schedules



and will be rotated based on the availability and specialty of the consultants to provide the services.

A Request for Proposals (RFP) was released on August 1, 2007. Notice of the RFP was sent to several firms. Seventeen firms responded to the request. The review committee conducted thorough review and scored the proposers according to the criteria listed in the RFP of the firm's specialties and experiences in the field as proposed and especially the firm's staff experience. Based on the review committee's recommendation the following six firms were selected to be on the on-call list.

CHS Consulting Group, Oakland, CA
DK Consulting, Walnut Creek, CA
Green Valley Consulting Engineers, Santa Rosa, CA
Harris & Associates, Concord, CA
KCA Engineers, Inc., San Francisco, CA
Winzler & Kelly Consulting Engineers, Santa Rosa, CA

Each of the six firms listed was notified that they were selected for the on-call list. Upon approval of this resolution, Staff will prepare a design consultant services agreement to be executed by each firm.

When the need for on-call services is identified, a work order will be prepared outlines the required tasks. Staff will set up a work order agreement to be executed by the consultant and the City Manager to perform the work within the available budget. To ensure that funds are available and budgeted for the contracted services, the Finance Director will sign off on the work order before the City Manager executes the agreement. The consultants will be compensated per the fee schedules provided in each of the proposals.

Fiscal Impact

Funds to pay for the consultant services will come from existing project budgets or deposits received from private developers requesting expedited project review. Through the City's fee structure, a developer has the option to request expedited outside plan check services. If this option is requested, the plan check fee is reduced by 50% and the developer is required to pay the full amount for outside services. In that case there will be a negative impact to the general fund.



RECOMMENDATION

Staff recommends approval of a resolution awarding the On-Call Municipal Engineering and Construction Management services contract to 6 firms and authorizing the City Manager to enter into a design consultant services agreement with each firm.

ENVIRONMENTAL REVIEW

This action does not require any environmental review process.

ALTERNATIVES CONSIDERED

The only other alternative to consider is the baseline alternative of no action resulting in continuation of the existing situation of staff being unable to meet reasonable deadlines to complete their work.

PROPOSED ACTION

Approve the resolution awarding the On-Call Municipal Engineering and Construction Management services contract for the As-Needed services to these six firms, CHS Consulting Group, Oakland, CA; DK Consulting, Walnut Creek, CA; Green Valley Consulting Engineers, Santa Rosa, CA; Harris & Associates, Concord, CA; KCA Engineers, Inc., San Francisco, CA; Winzler & Kelly Consulting Engineers, Santa Rosa, CA and authorizing the City Manager to enter into a design consultant services agreement with these firms.

DOCUMENTS AVAILABLE FOR REVIEW

- a. A resolution awarding the On-Call Municipal Engineering and Construction Management services contract to 6 firms and authorizing the City Manager to enter into a design consultant services agreement with each firm.

CONTACT PERSON

David A. Kleinschmidt, City Engineer
(707) 648-4301
david@ci.vallejo.ca.us

DECEMBER 11, 2007

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RESOLUTION NO. 07-___ N.C.

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, it has been determined that due to staff vacancies in the Engineering Division, existing staff is unable to meet reasonable deadlines to complete their work; and

WHEREAS, having the ability to bring on consultants on an as-needed basis will allow the Engineering Division to improve customer service and to better manage the workload to deliver the projects within the allotted timeframe; and

WHEREAS, the Engineering Division conducted a formal solicitation process and received seventeen responses to the Request for Proposals; and

WHEREAS, based on the qualifications criteria set forth in the Request for Proposals, the Engineering Division has made a recommendation to enter into a design consultant services agreement with the following six firms, CHS Consulting Group, Oakland, CA; DK Consulting, Walnut Creek, CA; Green Valley Consulting Engineers, Santa Rosa, CA; Harris & Associates, Concord, CA; KCA Engineers, Inc., San Francisco, CA; Winzler & Kelly Consulting Engineers, Santa Rosa, CA , on a time and materials basis not to exceed \$300,000 per year per consultant for On-Call Municipal Engineering and Construction Management services; and

WHEREAS, each design consultant services agreement will be in effect for a period of two years, with a one year extension at the option of the City; and

WHEREAS, the funds to pay for the consultant services will come from existing project budgets or deposits received from private developers requesting expedited project review; and

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Vallejo, authorizes the City Manager to enter into a design consultant services agreement with the selected firms.

BE IT FURTHER RESOLVED, that the City Manager is authorized to execute the task based work order as and when needed by the Engineering Division with concurrence from the Finance Director that funds are available to pay for the services ordered.

BE IT FURTHER RESOLVED, that the City Manager is authorized execute any other document or instrument, and may take any additional action that may be necessary to carry out the purpose of the agreement.

BE IT FURTHER RESOLVED, that all other proposals received are hereby deemed rejected upon execution of the design consultant services agreements with the aforementioned firms.

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DECEMBER 11, 2007



CONSENT H

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 11, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Gary A. Leach, Public Works Director 

SUBJECT: APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LETTER OF RECOMMENDATION FOR ANTHONY J. INTINTOLI, JR. FOR APPOINTMENT TO THE BAY AREA WATER EMERGENCY TRANSIT AUTHORITY BOARD.

BACKGROUND AND DISCUSSION

Senate Bill 976 (Torlakson) approved by the Governor on October 14, 2007, will become law on January 1, 2008. This legislation repeals prior legislation that created the San Francisco Bay Area Water Transit Authority (WTA) and establishes a new agency, the Water Emergency Transportation Authority (WETA). The WETA will have specified powers and duties, including but not limited to, taking over the City of Vallejo's Baylink ferry service operation and facilities and coordinating the emergency activities of all water transportation on the bay.

Further, the primary purpose of the authority will be to operate a comprehensive nine-county San Francisco Bay Area regional public water transit system. In this capacity, the new authority plans to acquire, own, lease, construct and operate water transit vessels and equipment, including but not limited to, real and personal property, and equipment, and any facilities of the authority (excepting those under the direction of the national parks system).

A critical component of this legislation is that the authority be governed by a Board which will consist of 5 members. Specifically, as follows:

- (a) Three members shall be appointed by the Governor, subject to confirmation by the Senate. The Governor shall make the initial appointment of these members of the board within 10 days after the effective date of this title (i.e. January 10, 2008).
- (b) One member shall be appointed by the Senate Committee on Rules.
- (c) One member shall be appointed by the Speaker of the Assembly.
- (d) Each member of the board shall be a resident of a county in the bay area region.



- (e) Public officers associated with any area of government, including planning or water, whether elected or appointed, may be appointed to serve contemporaneously as members of the board. No local jurisdiction or agency may have more than one representative on the board of the authority.
- (f) The Governor shall designate one member as the chair of the board and one member as the vice chair of the board.
- (g) The term of a board member shall be six years.
- (h) Vacancies shall be immediately filled by the appointing power for the unexpired portion of the terms in which they occur.

On November 8, 2008, Mayor Intintoli submitted applications to the Governor, the State Assembly Speaker and the Senate Rules Unit. Included in this Speaker's Appointment Application package was a letter of recommendation authored by Senator Patricia Wiggins directed to the Honorable President Pro Tem of the California Senate, Don Perata. As discussed in Senator Wiggins' letter, Mayor Intintoli has served on the existing Water Transit Authority Board since its inception.

Additionally, Mayor Intintoli, in his capacity as Chairman of the Solano Transportation Authority, has established a long-standing positive relationship with key stakeholders. Further, his 40 years of experience in both local government and community service, along with his successful lobbying efforts for the Vallejo ferry and its 21 years of operation will bring an active and experienced voice to the newly formed Board during the transition process and in its future water transit planning activities for the greater Bay Area.

Fiscal Impact

None

RECOMMENDATION

Staff recommends approving the resolution authorizing the City Manager to execute a letter of recommendation (Attachment B) supporting Anthony J. Intintoli, Jr. for appointment to the Bay Area Water Emergency Transit Authority Board.

ENVIRONMENTAL REVIEW

Not applicable



PROPOSED ACTION

Adopt a resolution authorizing the City Manager to execute a letter of recommendation supporting Anthony J. Intintoli, Jr. for appointment to the Bay Area Water Emergency Transit Authority Board.

DOCUMENTS AVAILABLE FOR REVIEW

- a. A resolution approving authorization for the City Manager to execute a letter of recommendation supporting Anthony J. Intintoli, Jr. for appointment to the Bay Area Water Emergency Transit Authority Board; and
- b. (Draft) Letter of Recommendation

CONTACT PERSONS

Gary A. Leach, Public Works Director
707.648.4315, GARYL@ci.vallejo.ca.us

Crystal Odum Ford, Transportation Superintendent
707.648.5241, codumford@ci.vallejo.ca.us

December 11, 2007
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RESOLUTION NO. 07-_____ N.C.

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, Senate Bill 976 (Torlakson) approved by the Governor on October 14, 2007, will become law on January 1, 2008. This legislation repeals prior legislation that created the San Francisco Bay Area Water Transit Authority (WTA) and establishes a new agency, the Bay Area Water Emergency Transportation Authority (WETA).

WHEREAS, the newly created Bay Area Water Emergency Transit Board will consist of 5 members. The new board would consist of 3 unpaid gubernatorial appointees, subject to confirmation by the Senate, 1 member appointed by the Senate Rules Committee, and 1 appointed by the Speaker of the Assembly.

WHEREAS, Mayor Intintoli's extensive experience in both local government and community service, his involvement with Vallejo Baylink Ferry service since it began in 1986 as well as serving as a board member for WTA, make him the best choice as the North Bay counties' representative for the Bay Area Water Emergency Transit board.

WHEREAS, an appointment to the Board gives the City of Vallejo the opportunity to participate in the transition process as well as future water transit planning for the greater San Francisco Bay Area in a highly visible regional transit authority.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Vallejo hereby authorizes the City Manager to execute a letter of recommendation for Anthony J. Intintoli, Jr. to be appointed to the Bay Area Water Emergency Transit Authority Board.

December 11, 2007

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December 3, 2007

Governor Arnold Schwarzenegger
State Capitol Building
Sacramento, CA 95814

Senate Rules Committee
Appointments Unit
State Capitol, Room 420
Sacramento, California 95814

Office of Assembly Speaker
Fabian Nunez
Post Office Box 942849
Sacramento, California 94249

RE: Letter of Recommendation

On behalf of the Vallejo City Council, please consider this letter of recommendation for the appointment of Mayor Anthony J. Intintoli, Jr. to the San Francisco Bay Area Water Emergency Transportation Authority Board. With the passage of Senate Bill 976 (Torlakson), it is imperative that the City of Vallejo be an active participant in the transition process and future water transit planning.

As you are aware, Mayor Intintoli has served on the Water Transit Authority (WTA) Board since its inception. Indeed, as Senator Don Perata stated in his September 21, 2007 correspondence to the Mayor, "... the Vallejo ferry service is among the best run in the Bay Area. The new board would benefit greatly from having a Member who is from the City of Vallejo." Clearly the broad implications of the passage of SB 976 create the need for a City of Vallejo representative member with experience and understanding of the many areas that may be impacted, including but not limited to:

- Assessing financial implications to our current and future transit operation and capital funding;
- Continued cooperation between interested regional stakeholders; and
- Protecting the economic viability of transit oriented development and revitalization in the City of Vallejo.

December 3, 2007

Page 2

Our Vallejo Baylink ferry service has been a leader in the Bay Area for the past 21 years. We have demonstrated our strengths in operation of a regional transit service as well as answered the call to service in emergency situations – most recently the MacArthur Maze collapse. Given Mayor Intintoli's many years of experience in both local government and community service, we feel he will vigorously represent the needs of the region and the people for whom the ferry operation serves.


We appreciate your efforts to improve the San Francisco Bay Area transportation system and look forward to seeing Mayor Intintoli on the board during this period of transition and for the future growth of the newly formed Authority.

Sincerely,

JOSEPH TANNER
City Manager

PW/tab

**Agenda Item No.****COUNCIL COMMUNICATION****Date:** December 11, 2007

TO: Honorable Mayor and Members of the City Council
FROM: Gary A. Leach, Public Works Director 
SUBJECT: Approval of Mare Island Coral Sea Village South Unit 3 Subdivision

BACKGROUND AND DISCUSSION

The Mare Island Naval Shipyard (Mare Island), located in Vallejo, California was used as a military installation and was ordered to be closed pursuant to the Defense Base Closure and Realignment Act of 1990. Subsequent to the order to close Mare Island, on July 26, 1994, the City accepted the Mare Island Final Reuse Plan (Reuse Plan). The Reuse Plan divided Mare Island into thirteen Reuse Areas.

The City and Lennar Mare Island, Inc. entered into an Amended and Restated Agreement to Negotiate Exclusively for Mare Island Reuse as of December 9, 1998. The City adopted the Mare Island Specific Plan, dated March 30, 1999. On December 21, 1999 the City and Lennar entered into an Acquisition Agreement that transferred Reuse Areas 2 through 6, 8 and 9 (EETP) to Lennar for development, pursuant to an Economic Development Conveyance Memorandum of Agreement between the City and the United States of America, dated September 30, 1999.

Coral Sea Village South Unit 3, is located within the portion of Reuse Area 8 that is immediately north of Club Drive Park.

On October 17, 2005, the Vallejo Planning Commission approved Tentative Map #05-0011 (TM) and Planned Development #05-0016 (PD) allowing for development of 7 multi-family residential lots, 2 single family residential lots for two existing historic homes, 1 multipurpose lot and 1 open space parcel on the property. Lennar is currently requesting approval for all these housing sites, the multipurpose lot and the open space parcel. A subdivision improvement agreement, the Subdivision Final Map and the construction plans and specifications for public improvements have been submitted for approval.

Some of the street names for this subdivision are being reused from the former Coral Sea Village military housing site and all new street names proposed by Lennar have been reviewed and approved by the Police Dept., Fire Dept. and United States Postal Service.



Staff and Lennar have worked with the Architectural Heritage and Landmarks Commission to preserve 2 historic homes along Azuar Drive. The two will remain as currently sited.

In an effort to allow development of Mare Island to proceed, while still holding Lennar responsible for complying with the spirit of the conditions of approval of the TM and PD, the City Engineer recommends the following conditions of approval of the TM and PD be revised as incorporated into the Subdivision Improvement Agreement:

- Public Works Condition No. 37 – “Prior to building permit application submittal, other than building permits for model units, or acceptance of the subdivision, whichever comes first, a Local Improvement Benefit District, pursuant to Chapter 14.36 of the Vallejo Municipal Code, for backbone infrastructure on Mare Island shall be formed.” The City and Lennar are currently working together to establish a Benefit District. Lennar has provided funding for a consultant to assist in establishing the Benefit District. In recognition that the Benefit District can not be established prior to building permit application, the subdivision improvement agreement extends the time to read as follows: “Prior to the acceptance of the IMPROVEMENTS by the City, DEVELOPER shall form a Local Improvement Benefit District, pursuant to Chapter 14.36 of the Vallejo Municipal Code, or other funding mechanism mutually acceptable to CITY and DEVELOPER, for construction of backbone infrastructure on Mare Island. DEVELOPER shall be responsible for payment of the full Benefit District share of SUBDIVISION.”

Wet utility easements were recorded on the property in March 26, 2002. The existing wet utilities are being demolished and relocated into proposed Right of Way and Public Utility Easements and as such, the existing wet utility easements are no longer needed.

The wet utility easements will be abandoned by the City with the adoption of the Final Map. Proper notice has been provided to the Water Division and Vallejo Sanitation and Flood Control District which expressed no objection. An existing Island Energy easement for gas and electric distribution systems is also being quitclaimed by Island Energy concurrent with the recordation of the Final Map. An easement for telecommunications will also be quitclaimed by Lennar prior to the recordation of the Final Map.

Fiscal Impact

Fees for grading and improvement plan check, engineering and inspection in the amount of \$137,571.60 have been paid. Additional payment for these services are funded through the Mare Island Plan Review and Inspection Services Agreement between the City and Lennar, dated February 14, 2006.

Performance bonds for the improvements have been furnished in the amounts of \$3,340,577.00.



Labor and Materials (payment) bonds for the improvements have been furnished in the amounts of \$1,670,289.00.

The additional cost of maintenance and operation of public amenities that are of greater cost than the City of Vallejo standards for public improvements shall be paid for by a Community Facilities District. Lennar and its staff are in the process of annexing this subdivision into CFD 2005 1A and 1B. The resolution of intention to annex Coral Sea Village South Unit 3 was approved by Council on October 23, 2007. The public hearing is set to be heard by Council on December 18, 2007. The Tentative Map Conditions of Approval for the Subdivision required the establishment of a maintenance district prior to building permit.

RECOMMENDATION

Staff recommends the adoption of the three resolutions for the Coral Sea Village South Unit 3 subdivision to be constructed.

ENVIRONMENTAL REVIEW

The proposed subdivision is consistent with the project analyzed in the Final Subsequent Environmental Impact Report for the Mare Island Specific Plan, certified in November 2005. No further environmental review is required.

PROPOSED ACTION

Adopt three resolutions for the approval of Mare Island Coral Sea Village South Unit 3: 1) approving the Final Map; 2) approving the Plans and Specifications for public improvements; and 3) authorizing the City Manager to sign the Subdivision Agreement for Mare Island Coral Sea Village South Unit 3.

DOCUMENTS AVAILABLE FOR REVIEW

- a. A resolution approving the Final Map.
- b. A resolution approving the Plans and Specifications for public improvements.
- c. A resolution authorizing the City Manager to sign the Subdivision Improvement Agreement for Coral Sea Village South Unit 3.
- d. Project location map.

CONTACT PERSON

Gary A. Leach, Public Works Director
(707)648-4315, GARYL@ci.vallejo.ca.us

December 11, 2007

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RESOLUTION NO. 07- N.C.

BE IT RESOLVED by the council of the City of Vallejo as follows:

WHEREAS, the Tentative Map #05-0011 and Plan Development #05-0016 of that certain subdivision entitled "CORAL SEA VILLAGE SOUTH UNIT 3 " was approved by the Vallejo Planning Commission on October 17,2005; and

WHEREAS, Lennar Mare Island, LLC a California limited liability company, has submitted the Final Map for the subdivision of "CORAL SEA VILLAGE SOUTH UNIT 3" for approval and adoption by the City Council; and

WHEREAS, the City Engineer recommends that incorporated into the Subdivision Improvement Agreement of the conditions of approval of the Tentative map and Planned Development that have not been complied is adequate security that the conditions will be met; and

WHEREAS, the City Engineer has determined that said Final Map is in conformance with the applicable requirements of the State Subdivision Map Act and Subdivision Ordinance No. 1056 N. C. (2nd), as amended, of the City of Vallejo; and

NOW, THEREFORE, BE IT FOUND AND DETERMINED that said Final Map substantially conforms to the approved Tentative Map and all conditions of approval thereof and is in conformance with the applicable requirements of the State Subdivision map Act and Subdivision Ordinance No. 1056 N. C. (2nd), as amended, of the City of Vallejo; and

NOW, THEREFORE, BE IT RESOLVED that the offers of dedication to the City of Vallejo as designated in said Final Map are hereby accepted, subject to the completion and acceptance of the public improvements.

BE IT FURTHER RESOLVED that said Final Map be and the same is hereby approved and placed in the custody of the City Clerk and is directed to record or cause to be recorded the same in the office of the County Recorder of Solano County, California, provided that the signers of said map are the recorded owners of said property shown on said map at the time of recordation, and after the developer of said subdivision has executed the Subdivision Improvement Agreement between themselves and the City of Vallejo providing for the construction of completed street, utility and landscaping improvements satisfactory to the City Manager within a period of two (2) years at their sole cost and expense.

December 11, 2007

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RESOLUTION NO. 07- N.C.

BE IT RESOLVED by the council of the City of Vallejo as follows:

WHEREAS, staff has presented those certain Plans and Specifications, prepared by Chaudhary & Associates, Inc., entitled "GRADING PLANS FOR CORAL SEA VILLAGE SOUTH – UNIT 3 REUSE AREA 8B SOUTH, MARE ISLAND, CITY OF VALLEJO, SOLANO COUNTY, CALIFORNIA", "IMPROVEMENT PLANS FOR CORAL SEA VILLAGE SOUTH – UNIT 3 REUSE AREA 8B SOUTH, MARE ISLAND, CITY OF VALLEJO, SOLANO COUNTY, CALIFORNIA" and "IMPROVEMENT PLANS FOR CLUB DRIVE HISTORIAL PARK, MARE ISLAND, CITY OF VALLEJO, SOLANO COUNTY, CALIFORNIA."

NOW, THEREFORE, BE IT RESOLVED that said Plans and Specifications are here by approved subject to review and approval by the City Engineer.

BE IT FURTHER RESOLVED that a true copy therefore be filed in the Public Works Department.

December 11, 2007

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RESOLUTION NO. 07- N.C.

BE IT RESOLVED by the council of the City of Vallejo as follows:

WHEREAS, staff has presented that certain Subdivision Improvement Agreement by and between the City of Vallejo and Lennar Mare Island, LLC, a California Limited Liability Company, providing for the construction of the street and utility improvements in the Coral Sea Village South Unit 3 subdivision.

NOW, THEREFORE, BE IT RESOLVED that the City Manager is hereby authorized to sign said Subdivision Improvement Agreement and the City Clerk to attest the signing of that agreement.

December 11 , 2007

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CONSENT J

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 11, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Gary Leach, Public Works Director 

SUBJECT: APPOINT ENGINEER OF RECORD AND DIRECT THE PREPARATION OF ANNUAL ENGINEERING REPORTS FOR FY 2008/2009 FOR TWELVE (12) 1972 ACT LANDSCAPE MAINTENANCE DISTRICTS AND OVERVIEW REPORTS FOR FOURTEEN (14) 1911 ACT DISTRICTS

BACKGROUND

The Public Works Department issued a Request for Proposal for an Engineer of Record on October 17, 2007. The request was sent to five firms that provide this type of service. MuniFinancial of Temecula, California was the only firm to respond to our request. Given the highly specialized nature of their services, this is not unusual. MuniFinancial is familiar with the City of Vallejo and our needs because they have been our Engineer of Record since 2001.

The City of Vallejo currently has twenty-six (26) Landscape Maintenance Districts that were formed under two different legislative acts. Fourteen (14) of these districts were formed under the 1911 Improvement Act. The remaining twelve (12) districts were formed under the 1972 Landscaping and Lighting Act. 1911 Act districts are assessed "Ad volarem" meaning "according to value." In these districts, the value of each parcel determines the assessments they pay. 1972 Act districts are assessed according to a benefit formula. Each parcel in the district is assessed according to the benefit it receives from the services and improvements within the district.

1911 Act Districts include:

- Cimarron Hills/Madigan Ranch Landscape Maintenance District
- College Hills Landscape Maintenance District
- Sea View (Costa Del Rio) Street & Landscape Maintenance District
- Glen Cove I/II Landscape Maintenance District
- Greenmont-Seaport Hills Landscape Maintenance District
- Hunter Ranch I/II Landscape Maintenance District
- Monica Place Road Maintenance District
- Ridgcrest Landscape Maintenance District
- Somerset Highlands I/II Landscape Maintenance District
- Somerset Highlands III Landscape Maintenance District
- Springtree Landscape Maintenance District



- Summit II Landscape Maintenance District
- Town & Country I Landscape Maintenance District
- Woodridge Landscape Maintenance District

1972 Act Districts include:

- Carriage Oaks Landscape Maintenance District
- Garthe Ranch Landscape Maintenance District
- Garthe Ranch Estates Landscape Maintenance District
- Glen Cove III Landscape Maintenance District
- Hiddenbrooke Maintenance District
- Hunter Ranch III Landscape Maintenance District
- Marine World/Fairgrounds Drive Landscape Maintenance District
- Marin View Landscape Maintenance District
- Northeast Quadrant Landscape Maintenance District
- Sandpiper Point Landscape Maintenance District
- South Vallejo Business Park Landscape Maintenance District
- Town & Country II through V Landscape Maintenance District

The California State Constitution Article XIID (Proposition 218) establishes requirements with respect to taxes, fees and assessments levied by the City of Vallejo within these districts. The Engineer of Record prepares all of the necessary reports to insure that we meet these requirements. The State of California requires that Districts formed under the Landscape and Lighting Act of 1972 have "Annual Financial Reports and Engineer's Reports" which are prepared each fiscal year.

The Engineer of Record also prepares Overview Reports for the 1911 Act Districts in accordance with the 1911 Act and in compliance with the provisions of California Constitution Article XIID (Proposition 218). Thus, the contract with MuniFinancial is an important part of our compliance with California State law.

In addition to Annual Financial Reports, Engineer's Reports and Overview Reports, the City requires services to provide balloting to increase assessments in existing districts. Staff anticipates at least nine (9) districts will need assessment increases to remain financially solvent in the coming years. MuniFinancial will assist City staff with the notices, ballots and other documents necessary for the balloting process to increase assessments. They will tabulate the ballots and announce balloting results at a public hearing in accordance with Proposition 218. Their fee for these services ranges from \$7,500.00 to \$15,000.00 per district depending on the size and complexity of the district. MuniFinancial will provide a specific fixed fee quote at the commencement of the work for each district that requires an increase in assessments to meet the district's budget requirements.

The City also periodically requires assessment engineering services to form new districts for new subdivisions. MuniFinancial provides services to form these districts such as preparation of calculations associated with establishing a formula to spread the assessment based on the



benefits received by each property. The scope of services for such district formations is similar to the services to increase assessments in existing districts. Therefore the cost is also ranges between \$7,500.00 and \$15,000.00 depending on the size and complexity of the district. Again specific fee quotes at the commencement of each district formation will be determined on an as needed basis.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution authorizing the City Manager to sign a contract with Muni Financial of Temecula, California as the Engineer of Record in the amount of \$27,085.00 per year. It should be noted that this resolution provides for the extension of this contract with MuniFinancial for two (2) additional years at the sole discretion to the City. Staff also recommends that Council direct MuniFinancial to prepare the Annual Engineering Reports for 2008/2009 for the City's twelve (12) 1972 Act Districts and Overview Reports for the City's fourteen (14) 1911 Act Districts. Additionally, this contract provides, on an as needed basis, for the balloting for assessment increases in existing districts and to the formation of new districts for a fee of \$7,500.00 to \$15,500.00 per district, depending on their size and complexity.

ENVIRONMENTAL REVIEW

This action requires no environmental review under the California Environmental Quality Act.

PROPOSED ACTION

Adopt a resolution authorizing the City Manager to sign a contract with Munifinancial of Temecula, California which authorizes them to become the City of Vallejo's Engineer of Record, directs them to prepare the Annual Engineering Reports and Overview Reports for 2008/2009 for the City's twenty-six (26) Landscape Maintenance Districts and allows them to implement the process for increasing assessment rates on existing districts and to form new districts for a cost determined by their size and complexity.

DOCUMENTS AVAILABLE FOR REVIEW

- a. A resolution authorizing the City Manager to sign the contract with Muni Financial of Temecula, California as the Engineer of Record in the amount of \$27,085.00 and directing Muni Financial to prepare the Annual Engineering Reports for 2008/2009 for twelve (12) 1972 Act Districts and Overview Reports for (14) 1911 Act Districts.
- b. A copy of the Proposal for Engineer of Record of Landscaping and Lighting Districts for the City of Vallejo.



CONTACT PERSON

Gary Leach, Public Works Director
648-4316
GARYL@ci.vallejo.ca.us

John Cerini, Maintenance Superintendent
648-4557
JCerini@ci.vallejo.ca.us

Joe Bates, Assistant Maintenance Superintendent
649-3414
JoeB@ci.vallejo.ca.us

DECEMBER 11, 2007
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RESOLUTION NO. 07 - _____ N.C.

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, the Vallejo City Council has formed fourteen (14) assessment districts pursuant to the provisions of the Improvement Act on 1911; and

WHEREAS these Districts are commonly known as Cimarron Hills/Madigan Ranch Landscape Maintenance District, College Hills Landscape Maintenance District, Sea View (Costa Del Rio) Street & Landscape Maintenance District, Glen Cove I/II Landscape Maintenance District, Greenmont-Seaport Hills Landscape Maintenance District, Hunter Ranch I/II Landscape Maintenance District, Monica Place Road Maintenance District, Ridgecrest Landscape Maintenance District, Somerset Highlands I/II Landscape Maintenance District, Somerset Highlands III Landscape Maintenance District, Springtree Landscape Maintenance District, Summit II Landscape Maintenance District, Town & Country I Landscape Maintenance District and Woodridge Landscape Maintenance District; and

WHEREAS, the Vallejo City Council requests Overview Reports to describe assessments in these districts in accordance with the 1911 Act and in compliance with the provisions of the California Constitution Article XIID (proposition 218); and

WHEREAS, the Vallejo City Council has formed twelve (12) assessment districts pursuant to the provisions of the Landscaping and Lighting Act of 1972, for the construction or installation of improvements, including the maintenance or servicing, or both, thereof; and

WHEREAS, these Districts are commonly known as Carriage Oaks Landscape Maintenance District, Garthe Ranch Landscape Maintenance District, Garthe Ranch Estates Landscape Maintenance District, Glen Cove III Landscape Maintenance District, Hiddenbrooke Maintenance District, Hunter Ranch III Landscape Maintenance District, Marine World/Fairgrounds Drive Landscape Maintenance District, Marin View Landscape Maintenance District, Northeast Quadrant Landscape Maintenance District, Sandpiper Point Landscape Maintenance District, South Vallejo Business Park Landscape Maintenance District and Town & Country II through V Landscape Maintenance District; and

WHEREAS, the public interest, convenience and necessity require, and it is the intention of said City Council to undertake proceedings for the levy and collection of assessments upon the several lots or parcels of land in said Districts, for the construction or installation of improvements, including the maintenance or servicing, or both, thereof for the Fiscal Year 2008/2009; and

WHEREAS, the costs and expenses of said improvements, including the maintenance or servicing, or both, thereof, are to be made chargeable upon said Districts, the

exterior boundaries of which Districts are the composite and consolidated area as more particularly shown on maps thereof on file in the office of the City Clerk, City of Vallejo, to which reference is hereby made for further particulars. Said maps indicate by a boundary line the extent of the territory included in said Districts and of any one thereof and shall govern for all details as to the extent of the assessment district; and

WHEREAS, the public interest and general welfare will be served by appointing an engineer for the preparation of work related to the levy and collection of assessments in connection with said Districts.

NOW, THEREFORE, BE IT RESOLVED that MuniFinancial, A Public Finance and Consulting Firm, is hereby appointed as Engineer of Record, for the base fee amount of \$27,085.00; and

BE IT FURTHER RESOLVED that MuniFinancial is directed to perform services as requested by the City at the agreed fees as described in the proposal submitted November 14, 2007; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute a contract with MuniFinancial, for said work for one (1) year and two (2) additional years at the sole discretion of the City and is also authorized to approve additional work for special projects and pay fees for these projects based on size and complexity of the project; and

BE IT FURTHER RESOLVED that the Engineer of Record of said City be, and is hereby directed to prepare and file with said City Clerk Engineering Reports, in writing, referring to each of the assessment district by its distinctive designation, specifying the fiscal year to which the report applies, and with respect to that year, presenting the following:

- a. Plans and specifications of the existing improvements and for proposed new improvements, if any, to be made within the assessment district or within any zone thereof;
- b. An estimate of the costs of said proposed new improvements, if any, to be made, the costs of maintenance or servicing, or both, thereof, and of any existing improvements, together with the incidental expenses in connection therewith;
- c. A revised diagram showing the exterior boundaries of the assessment district and of any zone within said district and the lines and dimensions of each parcel of land within the district as such lot or parcel of land is shown on the County Assessor's map for the fiscal year to which the report applies, which lots or parcels of land shall be identified by a distinctive number or letter on a said diagram.

BE IT FURTHER RESOLVED that the Engineer of Record of said City be, and is hereby designated as the person to answer inquiries regarding any protest proceedings to be had herein, and may be contacted during regular office hours through the City of Vallejo, Public Works Department, 555 Santa Clara Street, fourth floor, Vallejo, Ca. 94590, (707) 648-4315.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to sign and the City Clerk to attest that certain Agreement by and between the City of Vallejo and Muni Financial for the above described work.

DECEMBER 11, 2007

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*Proposal for
Engineer of Record
(Landscaping and
Lighting Districts)
for the
City of Vallejo*



ORIGINAL



27368 Via Industria, Suite 110, Temecula, California 92590



November 14, 2007

Mr. Joe Bates
Assistant Maintenance Superintendent
City of Vallejo
Department of Public Works
555 Santa Clara Street
Vallejo, California 94590

Re: Proposal for Engineer of Record of Landscaping and Lighting Districts for the City of Vallejo

Dear Mr. Bates:

In response to the City of Vallejo's Request for Proposal dated October 17, 2007, we have prepared the following proposal for Special District Administration and Formation Services. This proposal is for the annual administration of the City's fourteen (14) 1911 Act Landscape Maintenance Districts and twelve (12) 1972 Act Landscaping and Lighting Districts, plus formation/balloting services for new districts or annexations. The proposal covers a one (1)-year period from January 1, 2008, to December 31, 2008, and includes an overview of our experience, a breakdown of the specific requested services, along with their associated fees. All services will be performed out of our Temecula office.

As a result of the extensive experience our staff has gained in administering the City of Vallejo's own twelve (12) 1972 Act Landscaping and Lighting Districts and fourteen (14) 1911 Act Landscape Maintenance Districts — as well as having assisted with formation and/or annexation proceedings, the preparation of notices and ballots for several 1972 Act Landscaping and Lighting Districts, and the successful managing of assessment increase projects for many of the City's maintenance districts — we have come to understand and appreciate the specific challenges faced by your City. Therefore, we feel that our familiarity will enable us to complement your in-house personnel. We are certain that our continued services would be beneficial to the City of Vallejo as it plans for continued growth.

The team we have assembled for your project will include Mr. **Mark Risco** as division manager and principal-in-charge of our District Administration Services group, while I will serve as senior project manager in charge of administration. Supporting me will be Senior Analyst **Allison Moore**, who will act as your day-to-day administrative contact. Mr. **Chris Fisher** will be the principal consultant for any potential new district formations or annexations related to the City's existing Landscaping and Lighting Districts, while Mr. **Jim McGuire** will impart his technical expertise, and Ms. **Camille Mahant** will provide analytical support. Finally, serving as assessment engineer will be Mr. **Dick Kopecky**, P.E. Collectively, this team will provide the requisite experience and technical knowledge necessary to successfully complete the projects, while simultaneously serving as the City's *expert resource*.

In addition to having overseen projects for **your City**, as well as for the cities of **Tracy, Hercules, Thousand Oaks, and Paso Robles**; plus the **Los Angeles County and Pleasant Hill Departments of Parks and Recreation**, our 34-member district administrative and 24-member financial consulting staff possesses a reputation for quality and personal service that is recognized throughout the state. Consequently, we encourage you to contact any of the provided references.

We thank you for this opportunity to present our credentials for your review, and we hope to be of service to you. If you have any questions, please contact me at (800) 755-MUNI (6864), or via email at billm@muni.com.

Sincerely,
MuniFinancial

Bill Moses

Bill Moses, Senior Project Manager
District Administration Services

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A. INFORMATION ABOUT THE FIRM

1. PRIMARY CONTACTS

We have selected seasoned professionals for the City of Vallejo's projects. We are confident that the MuniFinancial team has a depth of experience that will successfully fulfill the City's desired work performance.

For *District Administration Services*, **Mark Risco** will serve as the **principal-in-charge**, while **Bill Moses** will work beside him as senior project manager in charge of administration. Providing analytical support for Mr. Moses will be **Allison Moore**. Over the past three (3) years, Ms. Moore has been actively involved with the City of Vallejo's annual levy process, exemption review, and verification procedures for the City's own 1972 Act Landscaping and Lighting Maintenance Districts and 1911 Act Landscape Maintenance Districts. As such, she will continue to be involved in the administration and reporting duties and will assist with the calculating and billing of assessments.

For *Proposition 218 Balloting, Annexation/Formation Services*, **Chris Fisher**, will serve as principal consultant, while **Jim McGuire** will be the **primary client contact**. Mr. McGuire specializes in the formation of various Special Districts and is one of MuniFinancial's lead technical advisors for Proposition 218 re-engineering evaluations. He also has extensive experience working with the City of Vallejo on Landscaping and Lighting formation and annexation projects. In addition, he is currently working with the City on the Downtown Waterfront Landscaping District. Mr. McGuire will oversee the quality of work products and assure timely completion of the project. His responsibilities will include all aspects of district annexation/formation, including the preparation of calculations associated with establishing a formula to equitably spread the assessment based on the benefits received by each property. As principal consultant, Mr. Fisher will organize and direct all work tasks, and review interim work products. He will ensure the project is completed on time and within budget and will attend key meetings, as well as make presentations.

Both Mr. Fisher and Mr. McGuire will be assisted, as needed, by **Camille Mahant**, an analyst in the Financial Consulting Group. She will assist with data gathering, model building, and report drafting. She will also coordinate with the City to ensure that data-gathering tasks proceed smoothly and burden on City staff is minimized.

Likewise, for this commitment, **Richard ("Dick") Kopecky**, P.E., from our affiliated sister company—*Willdan*—will be the principal assessment engineer responsible for the review and endorsement of the Engineer's Report.

Below we provide for your information a listing of the aforesaid staff members assigned to your project, along with their titles, address, and telephone numbers. The majority of services to be accomplished will be performed from our **Temecula headquarters** (see address below).

<i>Project Staff Name</i>	<i>Address</i>	<i>Telephone</i>	<i>Fax</i>	<i>E-mail</i>
Mark Risco, Principal-in-charge /Division Manager	27368 Via Industria Temecula, CA 92590	(951) 587-3542	(800) 755-6864 (951) 587-3510	markr@muni.com
Bill Moses, Senior Project Manager	Same as above	(951) 587-3525	(800) 755-6864 (951) 587-3510	billm@muni.com

<u>Project Staff Name</u>	<u>Address</u>	<u>Telephone</u>	<u>Fax</u>	<u>E-mail</u>
Allison Moore, Senior Analyst	Same as above	(951) 587-3522	(800) 755-6864 (951) 587-3510	allisonm@muni.com
Chris Fisher, Principal Consultant	Same as above	(951) 587-3528	(800) 755-6864 (951) 587-3510	chrisf@muni.com
Jim McGuire, Technical Advisor	Same as above	(951) 587-3536	(800) 755-6864 (951) 587-3510	jimm@muni.com
Camille Mahant, Senior Analyst	Same as above	(951) 587-3567	(800) 755-6864 (951) 587-3510	camillem@muni.com
Richard Kopecky, Assessment Engineer	P.O. Box 3004 Blue Jay, CA 92317	(951) 532-0294	(909) 337-3208 (Call to notify before faxing)	rkopecky@willdan.com (or) dkopecky4@cs.com

For further in-depth background résumés / qualifications of key personnel assigned to this project, please see "Personnel's Experience," under section "A-3."

2. JOINT VENTURE STATUS

Our proposal for the City of Vallejo involves the **joint venture** of our sister-company's professional engineering services. Therefore, as mentioned above, MuniFinancial will draw upon the services of civil engineer, **Richard Kopecky, P.E.**, from our *Willdan* affiliate's Engineering Division. Apart from Mr. Kopecky, MuniFinancial will not be enlisting joint venture assistance for the commitments outlined in this Request For Proposal.

For Mr. Kopecky's résumé, also please see "Personnel's Experience," under section "A-3," of this proposal.

3. FIRM'S AND PERSONNEL'S EXPERIENCE

MuniFinancial has the largest Special District formation and administration practice in the nation. We are also known as the pre-eminent Municipal Disclosure firm and a major provider of Arbitrage Rebate services. Our clients include cities, counties, state agencies, port authorities, housing agencies, Special Districts and school districts. Our staff of over 80 professionals acts as an extension of agency staff, providing such services as:

MuniFinancial provides the following primary services:

- ✓ *District Administration Services*
- ✓ *Financial Consulting Services*
- ✓ *Federal Compliance Services*

- Administration of Special Taxes, assessments, standby charges and utility rates;
- Arbitrage Rebate calculations;
- Municipal Disclosure reports preparation and dissemination;
- Economic studies, such as fiscal analyses of new development, LAFCO studies and developer impact fees;

- Financial studies to identify funding sources or determine optimal utility rates, standby charges and cost of services; and
- District formation services for capital project Assessment/Local Improvement Districts, Community Facilities Districts, Landscaping and Lighting Districts and Special Taxes.

In addition, we are dedicated to the improvement of our technology. Our Information Technology staff has created MuniFinancial's **Municipal Administration Government Information Coordinator (MuniMagic)**, a custom software program to address the specific requirements related to administering taxes, assessments, standby charges and fees. The latest advance in the program allows clients to access parcel information through the Internet with a menu-driven format.

Since our inception and incorporation on June 24, 1988, MuniFinancial's center of operations has been the City of Temecula, California. Committed to our successful corporate philosophy of *personal service* for over 19 years, we provide support throughout the year — *and for years after*. Clients can be assured that should any questions or issues arise, we can be reached.

From our Temecula headquarters (with branch offices throughout California, Arizona, Florida, Tennessee, and Washington), we augment existing personnel by providing specialized expertise. In support of this, MuniFinancial staff members regularly write articles and conduct presentations for local, state and national organizations. We hold client workshops and conduct onsite training throughout the year to assist clients in keeping abreast of the latest developments, while helping new agency staff understand our services. The following lists the location of our principal offices:

Corporate Office:

27368 Via Industria, Suite 110
Temecula, CA 92590
Tel: (951) 587-3500
Tel: (800) 755-MUNI (6864)
Fax: (951) 587-3510

Office Locations:

Anaheim, CA	Memphis, TN
Lancaster, CA	Phoenix, AZ
Los Angeles Regional Office	Sacramento, CA
Oakland, CA	Seattle, WA
Orlando, FL	

MuniFinancial focuses on the following client base:

✓ *State Agencies*
✓ *Counties*
✓ *Cities*
✓ *School Districts*

✓ *Special Districts*
• *Community Services Districts*
• *Recreation and Park Districts*
• *Water Districts*
• *Vector Control Districts*

Demonstrated Administrative Knowledge

As the largest Special District formation and administration practice in the nation, MuniFinancial provides administration, financial, and consulting services in five (5) states — *Arizona, California, Florida, Tennessee, and Washington*. Together with our affiliate engineering company, *Willdan*, MuniFinancial offers a truly unique range of services to local government. With hundreds of ongoing client relationships for finance, engineering, and other services, we have been consistently called upon to assist public agencies with a wide range of special projects. We bring to the **City of Vallejo** the experience and knowledge of seasoned municipal finance consultants and engineering experts under one (1) roof!

MuniFinancial's district administration services address the ongoing day-to-day activities associated with the long-term collection of bonded and pay-as-you-go Special Taxes, assessments, fees, utility rates and standby charges. These types of services demand accurate, timely and knowledgeable treatment of many details. Subsequently, MuniFinancial focuses on quality control and brings the advantage of current technology and knowledge of recent legislation to our clients.

MuniFinancial has several attributes that set us apart from our competitors:

- ✓ *MuniMagic*
- ✓ *Function as an extension of staff*
- ✓ *Database setup, review and reconciliation*
- ✓ *Preparation of annual Engineer's Report, budget and resolutions*
- ✓ *Bill charges directly through county tax roll*
- ✓ *Comprehensive reporting*
- ✓ *Financial analysis, modeling, and budget forecasting*
- ✓ *Toll-free line*
- ✓ *Reporting on phone call activity*
- ✓ *Reporting on collections and payment status*
- ✓ *Calculation of prepayment quotes*
- ✓ *Legislative updates*

- Our company was formed to specifically offer annual district administration as a specialty service. Our organizational structure and systems have been designed to meet the needs of this niche market;
- Our staff has more than 19 consecutive years of providing engineering and consulting services related to Special Districts;
- A focus on customer service, expressly on acting as an extension of agency staff;
- **MuniMagic** — specifically designed for district administration. This is the database tool we use to process levies, automate delinquency management, and to serve as a central source to address property owner and interested parties' inquiries. New functionality allows reporting on phone call activity;
- Financial consulting services that include cost-of-service studies, rate analysis, district formation, fiscal impact studies, and economic analysis. All of these available services enhance our ability to serve public agencies;
- A dedicated staff committed to meeting deadlines, being responsive to clients and working hard to stay on top of legislative and industry developments;
- Internet access (optional): Web access to parcel data is available to clients for whom MuniFinancial administers district data. Details on this exceptional service are available upon request.
- In-house licensed engineers to generate Engineer's Reports and related documents; and
- In-house capability to produce County of Solano-compatible formats (printed and electronic) for all necessary formation documents, including exhibits and appendices for Engineer's Reports.

MuniMagic

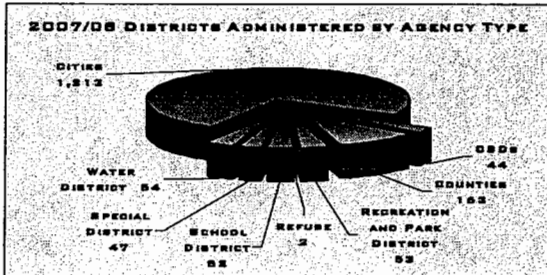
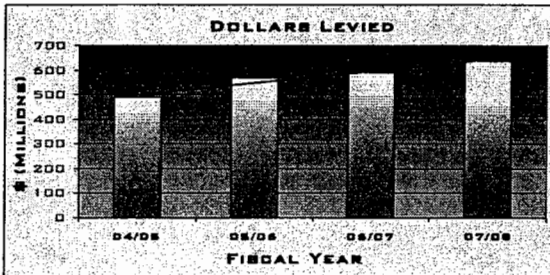
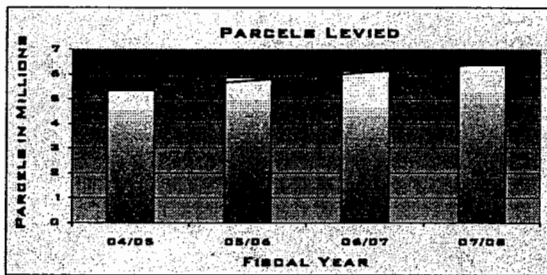
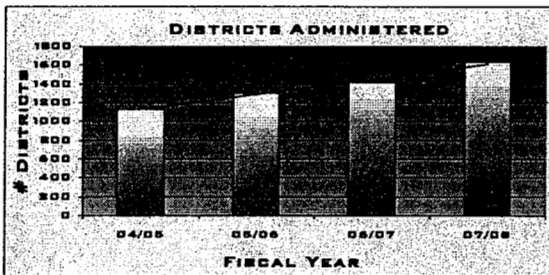
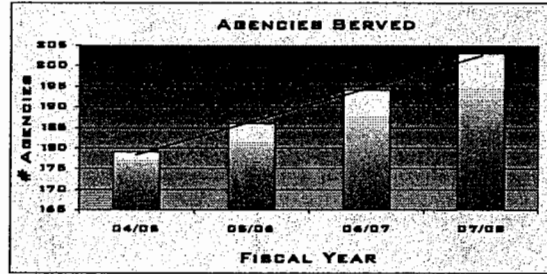
The most recent addition to our services is the development of an Internet interface to MuniFinancial's database management program known as *MuniMagic™*. MuniMagic maintains parcel data, calculates Special Taxes, assessments, fees and charges, manages delinquency information and maintains bond related information. Clients can access data and reports online through a menu-driven system providing information at the touch of a button.

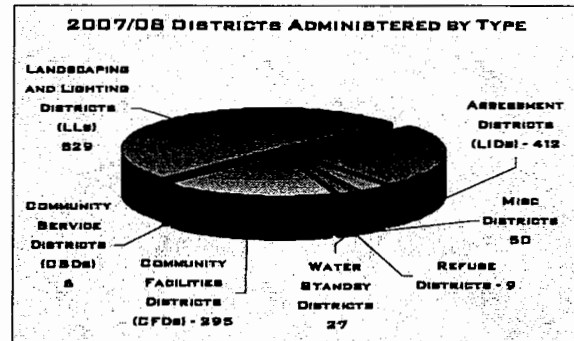
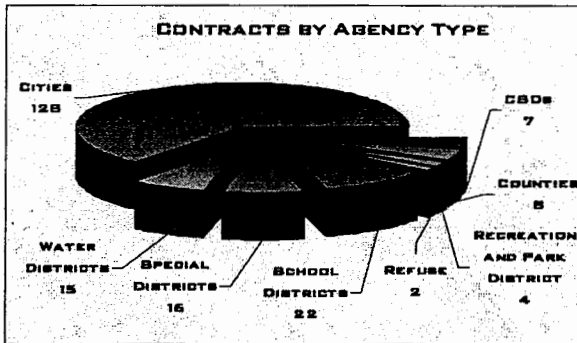


MuniMagic is the powerhouse used by MuniFinancial's experienced staff in fiscal year 2007/2008 to generate **\$637 million** in levies and billings on more than **6.3 million parcels**. A staff of 34 people is dedicated full-time to calculations, levies, Delinquency Management, ongoing Disclosure, report writing, and property owner inquiries.

District Administration Services Historical Statistics

The following are charts of the numbers and type of districts that we are contracted to annually administer. On behalf of our clients, we are now responsible for levying **over \$600 million dollars** each year!





Landscaping and Lighting District Experience

Below are MuniFinancial's aggregate Solano County levy statistics, as well as for the entire State of California. A complete list of all agencies with whom MuniFinancial provides similar services in the State of California, along with corresponding 2007/08 levy statistics, can be provided separately upon request.

1911 and 1972 Act Landscaping and Lighting District Administration Services

DESCRIPTION	NO. OF DISTRICTS	NO. OF PARCELS	LEVY AMOUNT
County of Solano	28	10,899	\$ 3,999,858.16
State of California	829	838,663	94,186,232.97

All District Administration Services

DESCRIPTION	NO. OF DISTRICTS	NO. OF PARCELS	LEVY AMOUNT
County of Solano	34	12,083	\$ 7,019,015.38

Experience with the Solano County Auditor / Controller

Our staff has long-time experience working with the Solano County Auditor/Controller's Office, the Assessor's Office and Tax Collector. Our project team has more than **13 years'** experience working with these offices and is extremely familiar with their procedures and practices.

In addition, because MuniFinancial submits numerous assessments to the County, we have developed a strong working relationship that has benefited the County and our clients.

Demonstrated Formation / Balloting Knowledge

Determination of Assessment Benefit

With the passage of Proposition 218 in November of 1996, greater focus has been placed on assessment methodologies, determination of benefit, and the corresponding assessments.

MuniFinancial staff, along with Willdan's engineers, has prepared **hundreds of levy reports**, giving the company the most comprehensive set of assessment methodologies in the industry.

The requirement of a "special" benefit finding, distinct from a "general" benefit identified in Proposition 218, was not a radical departure from the pre-existing practice and case law. However, since many assessment formulas might not withstand the heightened scrutiny likely to result from Proposition 218, the identification of special and general benefits during the review of assessment methodologies is very important. The clarity and documentation of the benefit findings in the Engineer's Report is a critical factor for supporting annual assessments, and MuniFinancial works closely with our clients *each year* to enhance this documentation.

1972 Act Special District Formation Services

If awarded, Mr. Jim McGuire will lead the potential formation of any new 1972 Act Assessment Districts for the City of Vallejo or potential expansion and annexations to the existing district.

MuniFinancial and Willdan assessment engineers have **prepared hundreds of Engineer's Reports for over two decades**. This has given MuniFinancial the most comprehensive set of assessment methodologies in the industry.

Our methods withstand the heightened scrutiny resulting from Proposition 218. The scope of services we propose includes review of the improvements to identify general and special benefit.

Proposition 218 Ballot Form Development

MuniFinancial adheres strictly to legislative policy during the course of the balloting development process. Consequently, when an agency proposes to levy an assessment for the capital cost of public improvements, or for maintenance and operation expenses of public improvements, or for the cost of provided property-related services, MuniFinancial identifies all parcels which would have a special benefit from the aforementioned improvements. Each owner of identified parcels is then given written notice by mail of the proposed assessment stipulating: (1) The total amount chargeable to the entire district; (2) The amount chargeable to the owner's particular parcel; (3) The duration of such payment; (4) The purpose of such assessment; and (5) The basis upon which the amount of the proposed assessment was calculated, together with the date, time, and location of public hearing. Included with each notice is a ballot, accompanied by the procedures applicable to the completion, return and tabulation of these ballots. Our notices and ballots serve a dual purpose of communicating the legal requirements, as well as providing information to the property owner in an understandable format. After the public hearing (scheduled not less than 45 days after the mailing of notices and ballots), MuniFinancial weights all protests against the proposed assessment; and assists the City Clerk in tabulating the ballots by using a bar-coded scanning method.

Assessment Ballot Weighting

The ballots are weighted according to the proportional financial obligation of the affected property. Due to this ballot weighting, the proportionate special benefit for each identified parcel is determined, and each parcel is assigned a related number of benefit units. Once the total assessment is calculated and finalized, the assessment is broken down by an assessment amount per benefit unit. The number of benefit units assigned to each parcel is determined by the methodology formulated, and then the total assessment is apportioned by the number of benefit units for each parcel (which, in affect, would be each parcel's financial obligation to the district). The notices and ballots are then drafted and mailed to each owner of all identified parcels. At the public hearing, the district passes if the sum of the assessments, in favor, exceeds the sum of the assessments, opposing.

Public Workshops and Communication

Effective communication with property owners is essential to a positive outcome of any public hearing and assessment process. Good listening skills, as well as verbal and printed communications, are key. In workshops, MuniFinancial seeks input from the public as to what they would like to see from the district. In the event we can incorporate suggestions, public support is strengthened.

Protest Ballot Experience

Since the enactment of Proposition 218 in November 1996, MuniFinancial has prepared Engineer's Reports for **over 100 separate** 1972 Act Assessment Districts for California local governments.

Our clients have discovered the benefits to the entire process of engaging a firm that brings a financial management and planning perspective to the creation of these districts. Our ability to consider the needs of all stakeholders in a maintenance district provides our clients with not only a successful formation, but with satisfied constituents and policymakers over time. During the dozens of public meetings and hearings in which we were involved over the past year, we were largely responsible for educating the public on the benefits of the financing mechanism. Our finance-oriented approach successfully met the public's demand for straight answers.

The core of our successful approach to the annual hearings is the knowledge that the *taxpayer is also our customer*—not just the agency.

Firm's Related Project Experience

The following project descriptions are relevant samples of similar projects where MuniFinancial provides administration and formation services:

City of Riverbank

MuniFinancial performs the annual administration of the City of Riverbank's five (5) Landscaping and Lighting Districts (**2,837 parcels**): Consolidated, Crossroads, Ridgewood Place, Rivercove, Sierra Vista, and two (2) Benefit Assessment Districts: Sterling Ridge and Heartlands. The work for this project entails the preparation of a levy timeline; a review the existing districts' assessment diagrams and budgets; preparation and maintenance of a parcel database; preparation of resolutions; attendance at City meetings, workshops, and/or public hearings; answering questions and phone inquiries as requested by City staff and/or property owners; preparing and providing the annual Engineer's Reports; transferring the levy data onto a County compatible tape; filing the collection tapes, resolutions to levy, and other required documents with the County; reviewing and revising parcel numbers from County's parcel exceptions list; and providing the City with a levy summary.

In addition to District Administration Services, MuniFinancial has also formed most of these districts and has overseen the annexation of new development to the Crossroads and Consolidated Districts.

City of Vallejo

MuniFinancial performs the annual administration of the City of Vallejo's twelve (12) 1972 Act Landscape Maintenance Districts and fourteen (14) 1911 Act Districts. In aggregate, these districts consist of **8,825 active parcels**. The work for this project entails the preparation of a levy timeline; a review the existing districts' assessment diagrams and budgets; preparation and maintenance of a parcel database; preparation of resolutions; attendance at City meetings, workshops, and/or public hearings; answering questions and phone inquiries as requested by City staff and/or property owners; preparing and providing the annual Engineer's Reports; transferring the levy data onto a County compatible tape; filing the collection tapes, resolutions to levy, and other required documents with the County; reviewing and revising parcel numbers from County's parcel exceptions list; and providing the City with a levy summary.

As MuniFinancial has a valued relationship with the City of Vallejo, we were also called upon to assist the City with numerous Landscaping and Lighting District (LLD) formation and annexation projects. Projects included Hunter Ranch III and Greenmont Seaport Hills District formations in 2002-2003, and the Highland at Garthe Ranch District formation that was completed in 2006. Annexation projects included the annexation of the Hiddenbrooke Summit and The Orchards at Hiddenbrooke developments into the existing Hiddenbrooke LLD. MuniFinancial's Special District Formation team also assisted the City with the re-engineering of the Northeast Quadrant LLD in 2004-2005 and is presently working with the City on the Downtown Waterfront Project.

City of Tracy

MuniFinancial currently provides administration services for the City's 1972 Act Landscaping and Lighting District to ensure accurate placement of the assessments on the San Joaquin County secured property tax roll. The work involved in this project includes gathering and ensuring accurate data, while researching parcel changes, and preparing the annual Engineer's Reports. Additionally, MuniFinancial has conducted training sessions for members of the City's staff and Council workshops regarding the legal and administrative requirements of Landscaping and Lighting Districts, including Proposition 218 requirements.

In addition, MuniFinancial recently completed the zones 9 and 40 annexations to the Tracy Consolidated Landscape Maintenance District for areas of new development within the City.

City of Hercules

MuniFinancial currently provides ongoing annual administration services for the City of Hercules's five (5) 1972 Act Landscaping and Lighting Districts (LLD), including Victoria by the Bay, Hercules Village, Baywood, Bayside and Hercules LLD 83-2. These districts total over **8,300 parcels**. Our services include the review of the district budgets provided by the City to assist with accurate cost-recovery accounting; the preparation and maintenance of a parcel database using the parcel information from the current County Assessor's Office's secured roll; the drafting of resolutions; the preparation of the annual Engineer's Reports; the update and transfer of levy data to the County; and, the research of exceptions, if necessary.

Likewise, MuniFinancial has formed a 1915 Act Assessment District for the City, and re-balloted several zones of LLD 83-2.

Los Angeles County Department of Parks and Recreation

MuniFinancial provides administration and engineering services to the Los Angeles County Department of Parks and Recreation, and maintains the parcel databases for forty-five Landscaping and Lighting Districts associated with several residential and commercial developments throughout the County. Moreover, our firm reviews the existing districts and administers the annual levy of assessments for over **32,000 parcels**, plus we assist in the formation or annexation of new developments, while assuring compliance of Proposition 218.

City of Thousand Oaks

In anticipation of the release of Proposition 218, MuniFinancial staff facilitated a 6-month long ad hoc committee to review and recommend modifications to the City's citywide Landscape and Lighting District. Based on these recommendations, and on the provisions of Proposition 218, the MuniFinancial team re-engineered the district to establish 37 landscape zones and 6 lighting zones. The resulting property owner support led to a landslide voter approval within the 42,000-parcel district. MuniFinancial staff continues to oversee the preparation of annual Special Assessment/Tax reports, the calculation of Special Tax rates and apportionments, the tracking of development changes, and the monitoring of delinquencies.

Likewise, as MuniFinancial has a long-standing working relationship with the City of Thousand Oaks, we have also assisted the City with the formation of multiple Landscaping and Lighting Districts and, most recently, completed a 5-year Capital Improvement Plan. The objectives of this project was to ensure landscape improvements throughout the City and within the existing district were well cared for and present a positive image for the surrounding properties and the City. Utilizing the overall funding parameters and allocations established by this 5-year capital expenditure plan, City staff can now identify and rate various projects throughout the City for each project category; and based on available funding and on a priority basis, implement those projects.

Other Project Experiences

The table below represents a partial listing of clients for whom MuniFinancial has provided Special District formation or re-engineering services. These services also include Proposition 218 compliance support, such as balloting.

PARTIAL CLIENT LIST FOR DISTRICT FORMATION SERVICES		
City of Adelanto	City of Indian Wells	City of Rancho Mirage
Antelope Valley Mosquito and Vector Control District	City of Indio	City of Rialto
City of Alascadero	City of King City	City of Riverbank
City of Cathedral City	City of Laguna Beach	City of Roseville
City of Ceres	City of Lancaster	County of Sacramento
City of Chino Hills	City of Livingston	City of San Clemente
Coachella Valley Recreation and Park District	City of Mureta	City of San Fernando
City of El Centro	City of Newport Beach	City of Santa Maria
City of Fairfield	County of Los Angeles Dept of Parks and Recreation	City of Solana Beach
City of Fillmore	City of Palm Desert	City of Thousand Oaks
City of Glendale	City of Palm Springs	City of Tracy
City of Greenfield	City of Palmdale	City of Union City
City of Hemet	City of Paso Robles	City of Vallejo
City of Hercules	City of Rancho Cordova	City of Winters

Personnel's Experience

Résumés

Résumés of key personnel that will be assigned to this project are presented below. *Please note that due to the large volume of clients, the provided indices of related experiences are only partial listings. Upon request, MuniFinancial will provide a complete listing of related projects for each of the team members.*

District Administration Services

8-years' Experience

MARK RISCO Division Manager

Areas of Expertise

*Administration of
Landscaping and
Lighting Districts,
Community Facilities
Districts, and
Assessment Districts*

Mr. Risco is a division manager in the District Administration Services group and is responsible for the efficient administration of Special Districts by 33 staff members. In this capacity, Mr. Risco oversees 6 project managers and 27 analysts performing all aspects of annual administration, including parcel research, database maintenance, budget analysis, parcel changes related to development, exemption research, lien payoffs, delinquency management, bond calls, and reports.

Project Highlights

*Cities of Vista,
Sacramento, and
Roseville; and Los
Angeles County
Department of Parks
and Recreation*

Mr. Risco has worked in public finance for 8 years. Prior to joining MuniFinancial, he worked in commercial real estate at Spieker Properties, Inc., a Real Estate Investment Trust Company. His experience includes preparing and monitoring budgets and performing cash flow and financial analysis.

Related Experience

- ♦ *City of Vista*
- ♦ *City of Sacramento*
- ♦ *City of Rocklin*
- ♦ *City of Roseville*
- ♦ *City of Belvedere*
- ♦ *Town of Corte Madera*
- ♦ *County of Marin*
- ♦ *Carlsbad Unified School District*
- ♦ *Los Angeles County Department of Parks and Recreation*

Education

*Bachelor of Arts;
University of California,
Fullerton*

6-years' Experience

Areas of Expertise

Administration of Mello-Roos Community Facilities Districts, 1911 Act Landscape Maintenance Districts, 1972 Act Landscaping and Lighting Districts, and 1915 Act Local Improvement Districts

Project Highlights

Cities of West Sacramento, Vallejo, Woodland, and Riverbank

Education

Masters Business Administration; University of California, Riverside

Bachelor of Arts; University of California, Riverside

BILL MOSES Senior Project Manager

Mr. Moses is a senior project manager in the District Administration Services group at MuniFinancial. His responsibilities include the administration of Mello-Roos Community Facilities Districts, 1911 Act Landscape Maintenance Districts, 1972 Act Landscaping and Lighting Districts, 1915 Act Local Improvement Districts, and other Special Districts in Northern California's region. Mr. Moses has experience in creating and maintaining Special District databases; calculating and preparing annual assessments, Special Taxes, and reports; calculating Special Tax prepayments; assisting with district analysis for refunding purposes; preparing bond calls; analyzing flow of funds; and providing information to property owners.

He is responsible for overseeing five (5) analysts in administering these Special Districts; and his team provides annual levy, bond fund administration, payoff computations, and Delinquency Management.

Related Experience

- ♦ *City of West Sacramento*
- ♦ *Western Hills Water District*
- ♦ *City of Riverbank*
- ♦ *City of San Rafael*
- ♦ *City of Belvedere*
- ♦ *City of Corte Madera*
- ♦ *City of Martinez*
- ♦ *City of Woodland*
- ♦ *Mammoth Community Water District*
- ♦ *June Lake Public Utilities District*
- ♦ *Calaveras County Water District*
- ♦ *City of Hercules*
- ♦ *City of Vallejo*
- ♦ *City of Brentwood*
- ♦ *City of Roseville*

5-years' Experience

Areas of Expertise

1911 Act Landscape Maintenance Districts, 1972 Act Landscaping and Lighting Districts, Mello-Roos Community Facilities Districts, and Assessment Districts

Project Highlights

Cities of Benicia, Roseville, and Vallejo

Education

Bachelor of Science, Humboldt State University

Associate of Arts in Liberal Studies, Palomar College

ALLISON MOORE Senior Analyst

Ms. Moore is a senior analyst within the Northern California Region of MuniFinancial's District Administration Services group.

Her attention is focused on clients within the counties of Placer, Solano, and Alameda for which she is involved in the administration of Mello-Roos Community Facilities Districts, 1911 Act Landscape Maintenance Districts, 1972 Act Landscaping and Lighting Districts, 1915 Act Local Improvement Districts, and other Special Districts.

With regard to the Landscape and Lighting Districts, she is charged with preparing the resolutions, annual Engineer's Reports, and maintaining the proprietary databases. Her Community Facilities District administration tasks include maintaining Special District databases, preparing annual Special Taxes, calculating Special Tax prepayments, and assisting with district analysis. Her responsibilities relating to Local Improvement Districts consist of preparing bond calls, analyzing flow of funds, researching parcel changes, and providing information to property owners.

Prior to joining MuniFinancial, Ms. Moore was an analyst with Valley View Casino, where her expertise entailed financial analysis and budgeting.

Related Experience

- ♦ *South San Francisco*
- ♦ *City of Union City*
- ♦ *City of Roseville*
- ♦ *City of Redwood City*
- ♦ *City of Benicia*
- ♦ *City of Vallejo*
- ♦ *City of Milpitas*
- ♦ *City of Winters*
- ♦ *Hercules*
- ♦ *Half Moon Bay*
- ♦ *Millbrae*
- ♦ *Placer County*
- ♦ *Ravenswood City School District*
- ♦ *Foster City*

Annexation / Formation and Balloting (Financial Consulting Services)

8-years' Experience

CHRIS FISHER
Principal Consultant

Areas of Expertise

*Special District
Formation Expert
Multi-Disciplinary Team
Management
Business Development
and Client Presentations*

Mr. Fisher is a principal consultant in the Financial Consulting Services group at MuniFinancial. He is one of MuniFinancial's experts in Community Facilities District (CFD) and Assessment District formation and administration.

Prior to joining the Financial Consulting Services group, Mr. Fisher served as senior project manager for the Northern California region in the District Administration Services group at MuniFinancial. He has specialized expertise in the administration of 1915 Act Assessment Districts, 1972 Act Landscape and Lighting Districts, 1982 Benefit Assessment Districts, and Mello-Roos Community Facilities Districts, including:

Project Highlights

*Cities of Roseville, Galt
and West Sacramento*

- Administration of Marks-Roos and Mello-Roos Pools,
- Delinquency monitoring, and
- Preparation of Continuing Disclosure Reports to bondholders.

Education

*Bachelor of Science
in Finance,
San Francisco State
University*

Mr. Fisher oversaw the annual administration of all of the aforementioned district types for cities, counties, and Special Districts throughout Northern California. Before taking over his management responsibilities, Mr. Fisher was an analyst responsible for day-to-day district administration. Prior to joining MuniFinancial, he worked as a budget and financial analyst for an airline and an electronics corporation.

**Professional
Affiliations**

*California Society of
Municipal Finance
Officers
Municipal Management
Association of Northern
California
California Municipal
Treasurers Association*

Related Experience

Landscaping and Lighting Districts

- *City of Rancho Cordova*
- *City of Chino Hills*
- *City of Vallejo*
- *City of Atascadero*
- *City of Roseville*

Assessment Districts

- *City of Cathedral City:* Cove Improvement District No. 2004-2.
- *City of Palm Desert:* Highlands Utility Undergrounding No. 04-01.
- *City of Palm Desert:* Section 29 Assessment District.
- *City of Solana Beach*

Balloting Processes

- *City of Cathedral City*

14-years' Experience

Areas of Expertise

Special District Formations and Administration, Parcel and Property-Related Revenue Audits, Feasibility Studies

Project Highlights

Cities of Claremont, Fillmore, Thousand Oaks, and Murrieta

Education

Bachelor of Science; University of California, Irvine

JIM MCGUIRE Senior Project Manager

As a senior project manager in the Financial Consulting Service group, Mr. McGuire specializes in parcel and property-related revenue audits, district administration and formations of various Special Districts, such as 1972 Act Landscaping and Lighting Districts, Community Facilities Districts, and Benefit Assessment Districts for streets and storm drain facilities, as well as Property and Business Improvement Districts. He is one of MuniFinancial's lead technical advisors for Proposition 218 re-engineering evaluations, fiscal analyses, cost recovery studies and long-term strategic planning for maintenance districts. Mr. McGuire has over a decade of experience working with the public and local governments on Special Districts. His experience has included study sessions for staff and City Councils, along with facilitation or technical support for advisory committees and property owner workshops.

Related Experience

Mr. McGuire is actively involved in the establishment and administration of numerous Special Districts, including Landscaping and Lighting Districts, Benefit Assessment Districts, Business Improvement Districts, Community Facilities Districts, and other special financing mechanisms to suit client needs. The following is a partial listing of agencies for which Mr. McGuire has re-engineered or formed new districts in the past few years.

- ♦ *City of Vallejo*
- ♦ *City of Tracy*
- ♦ *City of Claremont*
- ♦ *City of Riverbank*
- ♦ *Coachella Valley Recreation and Park District*
- ♦ *City of Fillmore*
- ♦ *City of Indio*
- ♦ *City of Murrieta*
- ♦ *City of Indian Wells*
- ♦ *City of Palm Desert*
- ♦ *City of Rancho Mirage*
- ♦ *City of Thousand Oaks*

4-years' Experience

CAMILLE MAHANT Senior Analyst

Areas of Expertise

*Special District
Formation
Public Reports,
Assessment Methodology,
Rate and Method of
Apportionment,
Special Tax Calculation,
and
Balloting*

Ms. Mahant is a senior analyst within MuniFinancial's Financial Consulting Services group. In this capacity, she provides support for district formation and annexation projects.

Ms. Mahant's experience includes preparing public reports for the formation of Assessment and Community Facilities Districts, developing assessment methodologies, and Special Tax Rates and Methods of Apportionment, Special Tax analyses and calculations, feasibility studies, financial modeling, balloting processes, database creation, Assessor parcel research, and client and project team consultation.

Project Highlights

*Cities of Chula Vista,
Fairfield, Roseville,
Temecula, and
Cathedral City*

Ms. Mahant's background is in healthcare planning, reimbursement, and business development. Most recently, she provided financial and utilization statistics at Sharp HealthCare in San Diego; wherein, she prepared strategic planning reports and maps. In addition, Ms. Mahant prepared graph analyses of payer and patient finances, area demographics, and market shares.

Related Experience

Education

*Masters;
California State
University, Fullerton*

*Bachelor of Science;
University of Michigan,
Ann Arbor*

Landscaping and Lighting Districts

- ♦ *City of Atascadero*
- ♦ *City of Cathedral City*
- ♦ *City of Ceres*
- ♦ *City of Chino Hills*
- ♦ *City of El Centro*
- ♦ *City of Fairfield*
- ♦ *City of Fillmore*
- ♦ *City of Indio*
- ♦ *City of Lafayette*
- ♦ *City of Palm Springs*
- ♦ *City of Paso Robles*
- ♦ *City of Roseville*
- ♦ *City of Riverbank*
- ♦ *County of Riverside*
- ♦ *County of Sacramento*
- ♦ *City of Tracy*

Balloting Processes

- ♦ *City of Cathedral City*
- ♦ *City of Ceres*
- ♦ *City of Roseville*
- ♦ *Kern River Valley Public Cemetery District*
- ♦ *Stanislaus Consolidated Fire Protection District*

Assessment Engineering (Willdan)

37-years' Experience

Areas of Expertise

*Civil Engineer;
Administration; and
Preparation of
Engineering
Development, including
Drainage, Roads, Sewers,
Soils/Geology, and Water.*

Project Highlights

*Counties of Los Angeles,
Lancaster, and San
Bernardino*

Education

*Bachelor of Science, Civil
Engineering,
University of Illinois*

**RICHARD L. KOPECKY, P.E.
Assessment Engineer**

On a full-time and part-time contracted basis, Mr. Richard L. Kopecky, P.E., has and continues to manage engineering, building and safety, and public works departments for several Southern California cities. As a City's designated city engineer, building official and/or public works director, he has directed the full services of these departments, including Assessment Districts, budgets, building and safety plan check and inspection, City engineering, City traffic engineering, community development block grants, construction management and surveying, development and infrastructure review, disaster response and recovery, fee studies and Special District formation, landscape architecture, planning, public works design and water and wastewater design. He also developed and implemented the capital improvement program for these agencies.

Mr. Kopecky has served as the deputy building official for the City of Santa Clarita; plus he was the City Engineer for the City of Lancaster for 11 years; the City of Santa Clarita for three years; the City of California City for two years; the City of Big Bear Lake for two years; and for the last seven years, he has served as City Engineer for the City of Indian Wells.

Mr. Kopecky has extensive experience in developing solutions for the problems and challenges experienced by engineering and building and safety departments.

Related Experience

Acting in the capacity of Assessment Engineer and, in many cases, in tandem as Civil Engineer both in the designing and forming of a multitude of 1913/1915 Act Assessment Districts, Mr. Kopecky's most recent projects include the following agencies:

- ***City of Rancho Mirage:*** Magnolia Assessment District, Magnesia Falls – Bruce Harry.
- ***City of Cathedral City:*** Dream Homes, East 35th Avenue and Cove Assessment Districts.
- ***City of La Quinta:*** Assessment District 2000-2.
- ***City of Palm Desert:*** Section 29 Improvement District.
- ***City of Santa Clarita:*** Golden Valley Assessment District, Santa Clarita Mall Community Facilities District, Vermont/Everett Road Improvement District, and the Soledad Canyon Road Improvement District.
- ***City of Irvine:*** Stonegate Assessment District, Orchard Hills Assessment District.



City Engineer, Assessment Engineer, Public Works Director

- ♦ **Metropolitan Waster District:** Standby Fees – Assessment Engineer.
- ♦ **City of Palm Desert:** Monterey 170 / Section 29 Drainage Benefit Assessment District – 1982 Act.
- ♦ **City of Irvine:** Portola Springs and Orchard Hills Improvement Districts – 1913/15 Act Subdivision Improvements.
- ♦ **Anaheim Convention Center:** Mello Roos / 1913/15 Act.
- ♦ **Anaheim Resort Maintenance District:** 1972 Act – Landscaping and Lighting District.
- ♦ **City of Santa Clarita:** City Engineer and Deputy Building Official.
- ♦ **City of Santa Clarita:** Deputy Building Official – Earthquake Recovery Unit.
- ♦ **City of California City, Fire Suppression District:** Assessment Engineer.
- ♦ **City of Cathedral City – 35th Avenue Assessment District – Assessment Engineer:** Willdan assisted MuniFinancial as the assessment engineer in the \$7 million 1913/1915 Act Assessment District that included a mixture of single-family and multi-family residential and commercial properties.
- ♦ **Cities of Lancaster and Santa Clarita – Various Landscaping and Lighting Districts and Drainage Maintenance Districts – Assessment Engineer:** Willdan developed a program to establish and annex all new subdivisions into a City Landscaping and Lighting District under the 1972 Act. In addition, subdivisions that included retention basins to hold storm water flow on-site or underground drainage system to stabilize buttress fills were formed into Drainage Maintenance Districts under the 1982 Act.

B. APPROACH TO COMPLETING SCOPE OF SERVICES

PROJECT UNDERSTANDING



MuniFinancial understands that the City of Vallejo wishes to retain a consulting firm to provide the annual administration services for the City's twelve (12) 1972 Landscaping and Lighting Act districts and fourteen (14) 1911 Act Landscape Maintenance Districts. In addition, the City desires the drafting of Engineer's Reports and consultation on various special Landscaping and Lighting District formation tasks, including the preparation, mailing, and tabulation of ballots.

As we are actively involved in the administration and formation of Landscaping and Lighting Districts, Community Facilities Districts, Local Improvement Districts, and Special Parcel Taxes throughout the State of California, we understand the complexities and challenges faced by local agencies as the formation and day-to-day administration of these Special Districts is completed; and we are attuned to the additional attention to detail warranted by the passage of Propositions 218 and 13. As a result, we have selected a project team to address the need for experienced personnel in the area of comprehensive district administration and formation.

APPROACHES AND OBJECTIVES

District Administration Services

MuniFinancial views this project as a collaborative effort between the City of Vallejo and our team. Our broad range of professional expertise makes MuniFinancial uniquely equipped to help you address the following key project *approaches* regarding Landscaping and Lighting Maintenance District administration:

- ♦ Adherence to proposed timelines, and one-on-one communication with City staff;
- ♦ Database storage and management needed to correctly calculate levy amounts for County assessment roll submission;
- ♦ Preparation of Engineer's Reports and diagrams;
- ♦ The review, preparation, and presentation of required documents to the City Council for approval; and
- ♦ The availability of experienced staff to resolve issues requested from City staff.

In order to address the prior items, our team will work with City staff to deliver our services and to accomplish the following *objectives*:

1. Meet with City staff to accurately identify specialized needs, requirements, establish timelines, communication channels, project due dates and other project specifics. Our staff takes responsibility to facilitate this communication, to provide written timelines, project deadlines, and to summarize meetings in writing. Our goal is to function as an extension of your staff, to utilize our extensive experience to help anticipate potential problems and pitfalls, and to implement procedures and policies both internally and in our coordination with the City, as well as with other interested parties to help ensure accuracy, timeliness and service.

2. As the City's databases are already set up in our software, *MuniMagic™ (MuniFinancial's Municipal Administration and Government Information Coordinator)*, we will utilize MuniFinancial's proprietary MuniMagic software to annually update computerized databases of the district that are based on County secured roll information.

Annually, MuniFinancial purchases and uploads the County Assessor's Secured Property Roll and Parcel Change Database into MuniMagic to identify changed parcels in creating the final parcel database. Thus providing real-time access to parcel changes, Assessor's parcel maps, and land use/ownership information.

Our software program is used to assist in the administration of taxes, assessments, standby charges and fees, including the calculation of complex formulas for special assessments applied to the County tax roll. The MuniMagic software has been designed to ensure full integration of all parcel information in a single software program, which ensures that our work is accurate. Furthermore, this software provides exceptional flexibility that enables our analysts to generate appropriate standard and customized reports throughout each phase of our work.

3. Our project manager and analyst team will update and maintain parcel databases for the district, calculate assessments, and coordinate the timely delivery of the parcel data to the County of Solano for each affected property. Our staff has extensive experience working with the Solano County Auditor/Controller's Office and the Assessor's Office and is very familiar with their procedures and practices. Our strong working relationship with the County has proven to be beneficial for our clients.

In addition to performing the aforementioned tasks associated with the calculation and submittal of the assessments to Solano County, our staff will complete the staff reports, resolutions, Engineer's Report and diagram for the district; and coordinate the process of approving the Engineer's Report before the City Council, as specified by Proposition 218, the Landscaping and Lighting Act 1972.

4. Prior to levy submittal to the County, work product is carefully passed through a review system, which requires peer, project manager and quality assurance manager approval.
5. Our experienced staff will facilitate communication throughout the fiscal year; and keep the City well versed on timeline progress, upcoming tasks, potential issues, and policies and procedures. At the discretion of the City, MuniFinancial will handle all property owner and interested party inquiries through our toll-free customer inquiry line.

District Formation and Proposition 218 Balloting

As assessment engineer and engineer of record, the MuniFinancial team will work closely with the City of Vallejo to follow the following project *approaches* concerning district formation and balloting:

1. Meet with City staff to gain a detailed understanding of the improvements, cost-estimate basis and benefiting properties. We will accumulate current data for the parcels in each district, including current Engineer's Reports to identify appropriate assessment factors that accurately represent the benefit each parcel receives from the improvements. A draft methodology and associated assessment increase will be thoroughly discussed with the City staff to gain consensus on our approach.

The assessment methodology will take into consideration any general benefit associated with the improvements. In addition, special benefit will need to be appropriately spread to the parcels within the district(s) based on the Proposition 218 requirement to demonstrate that the properties receive a special benefit over and above the benefits conferred on the public at large; and that the amount of the assessment is proportional to, and no greater than, the benefits conferred on the property. This approach will ensure that all eligible maintenance costs are considered, and confirm that the new assessment is equitable to all property owners within the district's borders.

2. Prepare the Engineer's Report, resolutions, notices, and ballots.
3. Assist the City with the notices, ballots, and other documents necessary for the ballot process. MuniFinancial staff will tabulate the ballots and announce balloting results at a public hearing. In compliance with Proposition 218, this public hearing is considered to be a majority protest hearing. A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the additional assessment exceed the ballots submitted in favor of the additional assessment. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property.

MuniFinancial also understands the complexities of the challenges cities face every day in meeting their fiscal needs and in dealing appropriately with the public they serve. We have helped many cities successfully pass increased assessments. In this time of budget deficits and voter fatigue, education of the property owners and the benefit they receive from the assessment is a key factor in the passage of an assessment increase. Therefore, our staff of Proposition 218 experts will ensure that the following *objectives* are met for the City of Vallejo:

1. Provide appropriate technical guidance for district formation. Since the passage of Proposition 218 in 1996, we have conducted hundreds of assessment ballot proceedings from small neighborhood districts, to large citywide Assessment Districts. To ensure that each agency we work with gets the best technical advice available during the entire balloting process, our staff routinely consults with civil engineers and noted Proposition 218 attorneys.
2. Demonstrate expertise in communicating persuasive information to the targeted group — in this case, the property owners within the district. We also excel in working with the public stakeholders. At the heart of our work are excellent public communication strategies and skills. We provide clearly written outreach and balloting materials, on-point public presentations, and strong meeting facilitation skills.

Conclusion

In summary, MuniFinancial will complement and serve as an extension of in-house agency staff in providing specialized expertise and services related to the administration and formation of the Special Districts. As a basis for this project, we will utilize our extensive experience gained in administering **over 6 million parcels for 1,628 Special Districts**; thus helping to ensure that the City of Vallejo has access to current trends and activity in many communities. We look forward to the opportunity to bring our experience and expertise to the City of Vallejo.

SCOPE OF WORK

MuniFinancial proposes to perform the following services. These services will meet the City's needs for *assessment engineering* and *district administration*.

A. *Expert Resources*

MuniFinancial understands that the City of Vallejo must not only contend with financial and technical demands, but also with recent legal developments in the areas of district administration/formation and assessment engineering. These events create controversy over their procedural and substantive implementation requirements. Therefore, the City will need experts in case laws who will bring to this project their knowledge and perception of important legal issues to help the City navigate through anticipated codes and regulation challenges.

MuniFinancial is organized to address these issues *and more*. Our clients have discovered the benefits of engaging a firm that complements and serves as an extension of in-house staff in providing specialized expertise and services related to financial management and planning. We provide financial and economic consulting for growth planning, revenue generation, debt administration, and municipal services. We advance the most recent information concerning regulatory matters to assist our clients in keeping abreast of the latest developments and regulations, while helping new agency client staff understand our services thoroughly. MuniFinancial regularly meets with leaders in the financing industry to discuss issues, problems, ethics, and legislative matters.

In the same way, our knowledge concerning legislative matters also extends to **Proposition 218 compliance**. MuniFinancial has unparalleled expertise in Proposition 218 applications for increasing revenues through new or increased utility assessments, as well as in understanding its complex and often vague procedural and substantive requirements. In fact, since the enactment of Proposition 218, MuniFinancial has assisted numerous local governments with assessment increases, the formation of new districts, and re-engineering projects. Our clients have discovered the benefits to the entire process of engaging a firm that brings a financial management and planning perspective to proposing assessment increases. Our firm has provided technical guidance to local governments on numerous rate methodologies and has conducted hundreds of Proposition 218 notice and ballot proceedings.

Our ability to consider the needs of all stakeholders and in providing our clients with well-documented information produces satisfied constituents and policymakers over time. During the countless public meetings and hearings in which we were involved over the past several years, we were largely responsible for educating the public on the benefits of the financing mechanism. **Our finance-oriented approach successfully meets the public's demand for straight answers** by avoiding convoluted analyses during public meetings.

The core of our successful approach to annual hearings and property owner protest ballot proceedings is the knowledge that the *property owners are our customers*, too — not just the agency. In addition to public meetings before the agency's legislative body, MuniFinancial has assisted agencies with numerous property owner workshops where assessment increases are being considered. MuniFinancial works closely with agency staff to conduct these public workshops; and prepares communication documents, including notices and PowerPoint presentations. In fact, our notices and ballots are recognized throughout the state as effective communication pieces.

MuniFinancial approaches property owner workshops with the goal of entering into a dialogue with the property owners, rather than simply informing them of what is about to happen. We are looking for input from property owners to determine what they would like to see from the district. In the event we can incorporate their suggestions, we gain them as allies and develop a team aimed at a successful balloting process. Although there is never any guarantee that the property owners will approve a proposed new or increased assessment, MuniFinancial and its clients have enjoyed considerable success in these efforts largely because of good communication and organization of the facts. In addressing these concerns, we pledge to help the City of Vallejo achieve their goals.

B. Kickoff Meeting / Project Schedule

Our work will begin with an “all hands” kickoff meeting to clearly establish the lines of communication, identify the specific projects for the upcoming year, and determine what the City’s goals and objectives are for each project.

Thereafter, a timeline will be prepared. In order to identify key meeting dates, the timing for transmission of information between the City and our staff, reporting deadlines, due dates for any deliverables, and to identify pertinent tasks throughout the year, it is essential to establish an annual timeline. In so doing, ensure that each stage and/or changes of the project are quickly communicated and shared with everyone involved.

We have also created a computer-based model that can develop a project timeline, which conforms to state laws regarding annual Assessment District levies, including the requirements of Proposition 218, and of Landscaping and Lighting Acts 1911 and 1972.

Finally, a quarterly meeting date will be determined so that any special circumstances that may surface during the year are handled in a timely manner, thereby ensuring that the due dates established in the timeline are met.

C. Coordination with other Consultants

MuniFinancial will facilitate requests from, and coordinate activities among, Council members, bond/legal counsel, engineering firms, financial advisors, or other professional consultants or representatives of the City. We will then compile a distribution list with the appropriate contacts from the City, legal counsel, consultants, state agencies, etc. We understand the importance of effectively communicating with the multiple entities that are involved in the City’s administrative process, and propose to establish a single point of contact within MuniFinancial.

D. Data Review

The existing district assessment diagrams, maps, and parcel information will be gathered and reviewed to determine the specific areas of maintenance and benefit within the district. Furthermore, any annexations or zone changes will be researched and data gathered to add to the existing district.

A driving tour of the parcels and improvements to be included within the boundaries of any new district formations or balloting procedures will be conducted.

E. Proposition 218 Compliance

Compliance with Proposition 218 will be monitored throughout the term of the contract, and updates on legislative actions will be provided to the City regarding its Assessment District.

F. Database

A database of all parcels to be contained within each district will be prepared and maintained in MuniFinancial's proprietary software program by using the parcel information from the current County Assessor's data, including the secured roll. The County Assessor's secured roll will be purchased, and the data will be enhanced through parcel research and annexation information provided by the City. The database will be capable of printing mailing labels for the mailing of announcements of pending district assessment increases or special meetings. In addition, electronic copies of Assessor's Parcel Maps will be maintained.

G. Budget Review

MuniFinancial will review the district budgets provided by the City of Vallejo, and coordinate with City staff to assist with accurate cost-recovery accounting. We will assist City staff with incorporating the actual and prior year maintenance costs into the district budget to achieve maximum cost-to-benefit equity, as well as monitor reserve balances and make recommendations, as necessary. Moreover, five (5), ten (10), and fifteen (15)-year estimates of project costs, versus estimated revenue, will be included in the budget analysis. End of the year financial records will be evaluated, and recommendations for redistribution of funds back to their appropriate fund balances will be provided.

H. Agency Reviews

Pertinent documents relating to financial and operating data will be reviewed, including the budget projections, any increases/decreases to assessments, and contributions made from the City to the districts. This information will be analyzed for accuracy, materiality, and appropriateness.

Mailed and published legal opinions regarding Landscape Maintenance District and Landscaping and Lighting District issues, as well as legal notices, will be reviewed. As necessary and if requested, MuniFinancial will assist in the preparation of staff reports and resolutions. In preparing the resolutions, notices, and ballots, we will provide our professional expertise. Since we do not practice law, we ask that your City Attorney (or other designated counsel) review the documents. Assistance in identifying any pertinent legal issues will be provided to your attorney.

Throughout the project schedule, we confer with staff to determine the best approach to avoid legal challenges; we provide advice on initial and ongoing matters, and discuss any relevant issues with the City. As the projects progress, MuniFinancial works closely with City staff to establish meeting dates, and promote effective communication and adherence to time schedules.

I. Draft Engineer's Reports

MuniFinancial will prepare (in accordance with the Landscaping and Lighting Act of 1972, Proposition 218, the district's annual Engineer's Report, and the City of Vallejo LLMD format) an annual Engineer's Report for the City's 1972 Act Districts; plus a separate annual Engineer's Report for the City's Hiddenbrook 1972 Act District. This report will include the following:

- ♦ A brief history and description of the district, as well as changes to the district structure, including proposed annexations and modifications to the zones;

- Description of the zones, boundaries and improvements / facilities maintained within the district;
- Proposed improvements and associated benefits assessed within the district;
- Proposed assessment to each parcel;
- The Method of Spread;
- Budget estimates of costs for maintenance of improvements (provided by the City of Vallejo);
- A listing of parcels within the district, and their proposed assessment amounts;
- Boundary diagrams/assessment diagram and/or related maps that define the boundaries of the district; and
- Certification proving that a registered professional engineer has prepared the Engineer's Report.

J. Draft Financial Reports

MuniFinancial will prepare a draft budget report for the City's fourteen (14) 1911 Act Districts. This report will include the following:

- A brief history and description of the districts' improvements, and their location;
- Description of plans and specifications for any new improvements to the district;
- The proposed Ad Valorem amount
- The Method of Spread;
- Budget estimates of costs for maintenance of improvements (provided by the City of Vallejo); and
- Boundary diagrams/assessment diagram and/or related maps that define the boundaries of the district.

K. Legal Notices

Notices of public hearing and protest ballots, which conform to all current legislation, will be prepared and submitted to the City for review and comment. Prior to mailing notices, the City Clerk will provide final approval.

L. Meetings

For District Administration, we begin with a kickoff meeting for the annual administration process, as indicated in our typical levy timeline. MuniFinancial normally schedules this meeting in January or February of each year. Likewise, our staff will attend City Council Intent Meetings and public hearings.

For Formation Services, MuniFinancial will attend the Intent Meeting and a public hearing.

All personnel will be available to answer questions, as requested by staff and Council members.

M. Ballot Tabulation

For any formation or annexation project, MuniFinancial staff will coordinate with the City Clerk to tabulate all ballots received by the City after the close of the public hearing. We have developed a software program that quickly and accurately tabulates all ballots. Each ballot will include unique barcodes that can be scanned and tabulated within our program.

N. Final Engineer's Report

Copies of the draft Engineer's Reports will be provided to the City for review. Once finalized, three (3) copies of the approved Engineer's Report will be provided to the City; and one (1) additional copy to the City Clerk's office. If changes are made to the report after the initial council meeting, then three (3) copies of the Final Engineer's Report will be provided to the City; and one (1) copy will be submitted to the City Clerk's office for the public hearing. Each report will contain the items described in sections "I" and "J."

O. 1972 Act Districts — Levy Submittal

Levy data will be transferred to an electronic format compatible with the County's computer system for entering individual parcel levy amounts onto tax bills upon completion of the district public hearing and adoption of the Resolution to Levy. Thereafter, MuniFinancial will file with the County Auditor/Controller's Office the electronic levy information, resolutions, and other necessary documentation for collection of the assessments.

Upon receipt of a parcel exceptions list from the County, MuniFinancial will revise parcel numbers; and report the revised parcels and updated levy amounts to the County. Once the County has confirmed all submitted assessments, a final reconciliation will then be provided to the City that reflects any changes.

P. 1911 Act Districts

After final review of all documents by City Council, MuniFinancial will obtain a certified copy of the public hearing to approve the Ad Valorem Assessments. A statement of the levy will be prepared for the Solano County Auditor/Controller.

Upon receipt of a parcel exceptions list from the County, MuniFinancial will revise parcel numbers; and report the revised parcels and updated levy amounts to the County. Once the County has confirmed all submitted assessments, a final reconciliation will then be provided to the City that reflects any changes.

Q. Toll-free Phone Number

At the discretion of the City, MuniFinancial will act as primary contact to answer property owner questions regarding their special assessments, general Assessment District information, noticing procedures, and tax bills. If the City of Vallejo elects, MuniFinancial will provide the County Auditor with our toll-free telephone number for inclusion on tax bills for property owners to call with questions.

R. Cost Estimate for Formation of New Landscape and Lighting Districts

The fee for each project will vary depending upon its size and complexity, as well as increasing to the number of districts, which may result in a corresponding increase to our fees. For Landscaping and Lighting District Annexation / Formation Services, MuniFinancial will provide a specific fixed fee quote at the commencement of work on this project. This fee usually ranges from **\$7,500 to \$15,500** (again, depending on size and complexity).

Fee range includes services and tasks associated with review and monitoring support, and our attendance at the two (2) pre-determined public hearings. The City should recover these fees from the property owner / developer, as part of their development deposits with the City. Telephone conference calls are not considered meetings and are not limited by our proposal; moreover, our above fixed price fee **includes all direct expenses** associated with the project.

** Please see "Billable Services and Rates" for more specific cost details.*

*** Also see "Firms Related Project Experience" section for examples of previous work demonstrating our firm's knowledge and experience with establishing these types of districts.*

Client Responsibilities

District Administration

The City of Vallejo will prepare or provide the following items:

- ♦ Detailed district budget estimate for the upcoming fiscal year;
- ♦ Estimated fund balance for the district;
- ♦ Data and Proposition 218 documentation pertaining to any annexations or zone changes for the fiscal year; and
- ♦ Opinions, as requested, from the City attorney's office.
- ♦ Current district boundary diagrams and/or electronic base maps, and data (GIS or ARC-Info).

District Formation

The City of Vallejo will prepare or provide the following items:

- ♦ Attendance at all public workshops to answer questions that are pertinent to the proposed Assessment District.
- ♦ Information regarding current zoning, existing land uses, and proposed property development (as required).
- ♦ Detailed descriptions of the improvements to be included in the district, including a breakdown of existing improvements and proposed capital improvement, as well as installation plans.
- ♦ Various maps of the City (either electronically or in hardcopy) as needed for MuniFinancial to perform the assessment evaluation; e.g., boundary maps, General Plan maps, improvement maps, zoning maps, Assessor parcel maps, subdivision maps, or related development diagrams.

- ♦ All pertinent budget information, including estimated construction and installation costs, projected annual maintenance costs, other capital expenditures, City overhead, and available funding from other sources that can be used to offset costs.
- ♦ Sample City resolutions in electronic format, and in sufficient detail, to establish the required format for resolutions that will be prepared by MuniFinancial.
- ♦ All internal memos, staff reports, and other supporting documents necessary for City Council agendas.
- ♦ Electronic data of parcels within the proposed district, including Assessor Parcel Numbers and related development information.

The City of Vallejo shall also make arrangements to place in the local newspaper any required publication notices of Council meetings or public hearings.

In addition, The City shall review draft reports and resolutions before final documents are prepared. This review is typically performed by department staff, but may be reviewed by the City Attorney. Requested changes shall be submitted to MuniFinancial in writing.

The City of Vallejo acknowledges that MuniFinancial shall be relying upon the accuracy of the information provided by the City, and agrees that MuniFinancial shall not be liable for any inaccuracies contained therein.

C. ESTIMATED LEVEL OF EFFORT

MuniFinancial is sufficiently staffed to assume this workload for the City of Temecula. Our District Administration Services group is currently staffed with 34 employees, while our Financial Consulting Services group comprises a total personnel count of 24; five (5) of these will be devoted to the project in some capacity, with sufficient resources remaining in the group should they be needed for assistance. Moreover, the firm as a whole is staffed with over 80 employees. The availability for our team members is shown in the table below and is expressed in estimated personnel labor hours.

SCOPE ITEM	PERSONNEL	HOURS/FEE	TOTAL
Expert Resource	Jim McGuire	8 hours @ \$155	\$ 1,240
	Bill Moses	6 hours @ \$125	750
Kickoff Meeting	Bill Moses	3 hours @ \$125	375
	Allison Moore	3 hours @ \$95	285
Coordination with other Consultants	Allison Moore	3 hours @ \$95	285
Data Review	Bill Moses	2 hours @ \$125	250
	Allison Moore	10 hours @ \$95	950
Proposition 218 Compliance	Jim McGuire	4 hours @ \$155	620
	Bill Moses	4 hours @ \$125	500
Database	Bill Moses	2 hours @ \$125	250
	Allison Moore	20 hours @ \$95	1,900
Budget Review	Bill Moses	4 hours @ \$125	500
	Allison Moore	24 hours @ \$95	2,280
Agency Reviews	Bill Moses	4 hours @ \$125	500
	Allison Moore	18 hours @ \$95	1,710
Draft Engineer's Reports	Bill Moses	6 hours @ \$125	750
	Allison Moore	24 hours @ \$95	2,280
Draft Financial Reports	Bill Moses	6 hours @ \$125	750
	Allison Moore	24 hours @ \$95	2,280
Legal Notices	Jim McGuire	2 hours @ \$155	310
	Bill Moses	3 hours @ \$125	375

SCOPE ITEM	PERSONNEL	HOURS/FEE	TOTAL
Meetings	Bill Moses	12 hours @ \$125	\$ 1,500
Ballot Tabulation	—	—	Included in Formation Cost Estimate Below
Final Engineer's Reports	Bill Moses	6 hours @ \$125	\$ 750
	Allison Moore	18 hours @ \$95	1,710
	Richard Kopecky	6 hours @ \$170	1,020
1972 Act Districts Levy Submittal	Bill Moses	3 hours @ \$125	375
	Allison Moore	6 hours @ \$95	570
1911 Act Districts Levy Submittal	Bill Moses	3 hours @ \$125	375
	Allison Moore	6 hours @ \$95	570
Toll-free Phone Number	Support Staff	12 hours @ \$50	600
	Allison Moore	5 hours @ \$95	475
Cost Estimate for the Formation of new Landscape and Lighting Districts	Jim McGuire	24 to 48 hours @ \$155	\$3,720 to \$7,440
	Camille Mahant	40 to 72 hours @ \$110	\$4,400 to \$7,920

D. TIMEFRAME

MuniFinancial is sufficiently staffed to assume this project's workload for the City of Vallejo during the specified period of January 1, 2008, to December 31, 2008. Our District Administration Services group is currently staffed with 34 employees, while our Financial Consulting Services division (responsible for formations/annexations and balloting) encompasses 24 members—five (5) of whom (from both groups) will be devoted directly to the project in some capacity, with **sufficient resources** remaining in the group should assistance be required. Moreover, the firm as a whole is staffed with over 80 employees.

Please refer to "Estimated Level of Effort" (section "C") for availability of personnel labor hours.

Equally, while our staff has been providing economic consulting services to the City of Vallejo for several years, we feel that our *familiarity and rapport* with City staff, as well as our *expertise in the required fields*, will augment our ability to bring this project to a successful completion. Over the years, we have come to understand and appreciate the specific challenges faced by your City. This extensive experience our staff has gained in managing the City of Vallejo's districts has afforded us insight into the inner transactions of the City — an advantage other consultants cannot attest to; and, as such, we feel that our awareness will work to the benefit of your in-house personnel. We have always pledged and will continue to provide a level of required *personal and quality service*. Consequently, we are confident that we have the resources and know-how to continue this trend.

In applying the above techniques, MuniFinancial has successfully maintained productive client relations. As such, our reputation is recognized throughout the nation. Our District Administration Services division has experienced a strong demand for their services over an extended period of time. Since fiscal year 1996/97, we have demonstrated a **client retention rate of over ninety-five (95) percent**. However, more compelling than this statistic is the fact that in 1996/97, we began with a client base of 104 municipalities. Today, an **additional ninety-eight (98) municipalities** have retained our services; thus representing a growth in our district administration client base of **over ninety percent (90%)!**

In support of our commitment and dedication, we offer standard timelines on the following pages as evidence of our ability to deliver quality product, with the highest level of service and professionalism.

TIMELINES

District Administration Services

MuniFinancial prides itself on our responsiveness to customer needs. Specific schedules of events and milestones will be developed in concert with the consultation services provided for the City of Vallejo's staff. Accordingly, the following presents general timelines for district administration, formation, and balloting:

DATE	TASKS	
	ADMINISTRATION	FORMATION/ BALLOTING
January	City provides a Notice to Proceed	Kickoff Meeting
January	Annual kick-off strategy and planning meeting	—
	Parcel research and develop new levy database for the current year, including preliminary database checks, land use and parcel changes, identify and develop boundary maps	—
February/March	City provides MuniFinancial with preliminary budget information	Review maps / plans, and prepare methodology and district budget
	Develop draft Engineer's Report	Update develop parcel database
		Prepare Engineer's Report
March	Continue assessment spread modeling and draft report preparation	—
April	—	Update Engineer's Report, if necessary
		Prepare draft resolutions / staff reports
		Community workshop
March/April	Muni obtains final district budget figures from the City	—
	Modeling and draft Engineer's Report complete	—
April/May	City Council agenda deadline / Engineer's Report and resolutions provided to City staff for Intent Meeting and Public Hearing	—
May	First Council date (Intent Meeting) — Resolution of Intention/Setting Public Hearing	Attend one (1) Intent Meeting
		Prepare and mail notices and ballots
May/June	Public Hearing — approval of Engineer's Report/Resolution to Levy	—
July	—	Attend one (1) public hearing
		Tabulate ballots
August	Submit assessment roll to County Auditor/Controller	Submit exceptions to County, and submit levy summary to the City
September	Submit applied report to the City	—
September/ October	Reconcile levy, finalize assessment roll and send to City	—

** Depending upon the City's schedule, the date may be modified, as needed, to ensure the timely placement of the levy on the County's tax roll.*

E. REFERENCES

MuniFinancial has an extensive list of clients. Our client relationships are extremely important to us. We encourage you to contact any of our clients regarding our commitment to personalized service and performance. Based on the relevance of similar services, we have selected the following references for your convenience:

DISTRICT ADMINISTRATION SERVICES

PUBLIC AGENCY	ADDRESS	CONTACT	TELEPHONE
City of Riverbank	6707 Third Street Riverbank, CA 95367	Ms. Kathleen Cleek, Public Works	(209) 869-7128 Extension 12
City of Tracy	400 East Tenth Street Tracy, CA 95376	Mr. Rod Buchanan, Deputy Director Parks and Recreation Department	(209) 831-6203
City of Hercules	111 Civic Drive Hercules, CA 94547	Mr. Erwin Blancaflor, Associate City Engineer	(510) 799-8242

FORMATION / BALLOTING SERVICES


PUBLIC AGENCY	ADDRESS	CONTACT	TELEPHONE
Pleasant Hill Recreation and Park District	147 Gregory Lane Pleasant Hill, CA 94523	Mr. Robert Berggren, General Manager Administrative Office	(925) 682-1633
City of Chico	965 Fir Street Chico, CA 95928	Mr. Dennis Beardsley, Director of Finance	(530) 896-7800
City of Vallejo	555 Santa Clara Street Vallejo, CA 94590	Mr. Joe Bates, Assistant Maintenance Superintendent	(707) 648-4315

F. CERTIFICATES

This section contains the required certificates, affidavits, etc, as requested by the City of Vallejo's RFP.

CITY OF VALLEJO BUSINESS LICENSE

MuniFinancial maintains all standard legal licenses, which uphold all state and federal labor laws, as well as a State of California Certificate of Standing. The sample City of Vallejo business license is presented below for the City's review and information.

BUSINESS LICENSE		CITY OF VALLEJO	
<small>TAX COLLECTOR'S OFFICE, City Hall, Vallejo. The person, firm or corporation named below, and whose residence or place of business is located as there shown, having this day paid to the Tax Collector the sum specified, is hereby licensed to engage in the business, profession or occupation named, in the City of Vallejo, for the term ending on the date which appears stated on this license. This license is issued pursuant and subject to all the Laws and Ordinances regulating license fees adopted by the City Council and applicable to the conduct of such business, profession or occupation in the City of Vallejo. (The person, firm or corporation below named is hereby granted license pursuant to the provisions of the Vallejo Business License Ordinance and all other Ordinances of the City of Vallejo to engage in, carry on or conduct in the City of Vallejo, the business, trade, calling, profession or exhibition, described as follows) This license is issued without verification that the licensee is subject to or exempt from licensing by the State of California. The law requires a sworn statement of business transacted. UP TO FIFTY PERCENT (50%) IN PENALTY FOR DELINQUENCY WILL BE ADDED, ACCORDING TO LAW.</small>			
	BUSINESS NAME: Muni Financial	BUSINESS LOCATION: 27368 Via Industria Ste 110 Temecula, CA 92590	
	BUSINESS OWNER: Richard Kopecky	BUSINESS TYPE: 215 CONSULTANT, BUSINESS	
MUNI FINANCIAL 27368 VIA INDUSTRIA 110 TEMECULA, CA 92590		DESCRIPTION:	
		Business License Number: 017522 Total Fee: \$ 156.00 Effective Date: September 11, 2007 Expiration Date: June 30, 2008	
TO BE POSTED IN A CONSPICUOUS PLACE		NOT TRANSFERABLE	

STATEMENT OF NON-COLLUSION

I hereby propose to furnish the services specified in the Request for Proposal, and agree to abide by all conditions of this proposal.

I certify that this proposal is made without prior understanding, agreement, connection, discussion, or collusion with any other person, firm, or corporation submitting a proposal for the same product or service, nor with any officer, employee or agent of the City of Vallejo, or with any other proposer who is interested in said proposal.

The undersigned executed this proposer's certification with full knowledge and understanding of the matters therein contained and was **duly authorized to do so.**

MuniFinancial
Name of Business

27368 Via Industria, Suite 110
Mailing Address

Bill Moses
Authorized Signature

Temecula, CA 92590
City, State, and Zip Code


Bill Moses, Senior Project Manager
Name and Title

(800) 755-MUNI (6864)
Telephone Number

G. INSURANCE

CERTIFICATE OF INSURANCE

MuniFinancial maintains insurance from top-rated companies, with a rating of **A+XV**. The sample certificate below demonstrates MuniFinancial's ability to meet the City of Vallejo's insurance requirements (*engineering errors and omissions coverage is integrated under "Professional Liability"*). Upon contractual engagement, a certificate would be provided.

Client#: 6540		WILLDAN			
ACORD. CERTIFICATE OF LIABILITY INSURANCE			DATE (MM/DD/YYYY) 11/01/07		
PRODUCER Dealey, Renton & Associates P. O. Box 10550 Santa Ana, CA 92711-0550 714 427-5810		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.			
INSURED MuniFinancial 27368 Via Industria, Suite 110 Temecula, CA 92590		INSURERS AFFORDING COVERAGE INSURER A: Zurich American Insurance Co. INSURER B: American Automobile Ins. Co. INSURER C: XL Specialty Insurance Co. INSURER D: INSURER E:			
COVERAGES THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.					
CLASS / TYPE	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONTRACTUAL <input checked="" type="checkbox"/> REPD. XCU DENY AGGREGATE LIMIT APPLIES PER POLICY <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	GL0904316302 INDP. CONTRACTORS INCLUDED	11/09/07	11/09/08	EACH OCCURRENCE \$1,000,000 FIRE DAMAGE (Any one fire) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> GARAGE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> EXCESS LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> COINSURABLE RETENTION \$	BAP904316202	11/09/07	11/09/08	COMBINED SINGLE LIMIT (EA accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ ACC \$ EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS LIABILITY	WZP90955114	11/09/07	11/09/08	<input checked="" type="checkbox"/> UNL STATL <input type="checkbox"/> POLY LIMIT <input type="checkbox"/> POLY PER EL EACH ACCIDENT \$1,000,000 EL DISEASE - EA EMPLOYEE \$1,000,000 EL DISEASE - POLICY LIMIT \$1,000,000
C	<input checked="" type="checkbox"/> OTHER Professional Liability	DPR9609216	11/09/07	11/09/08	\$1,000,000 per claim \$1,000,000 annl aggr.
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENTS/SPECIAL PROVISIONS General Liability policy excludes claims arising out of the performance of professional services					
CERTIFICATE HOLDER FOR PROPOSAL USE ONLY		ADDITIONAL INSURED, INSURER LETTER:		CANCELLATION Ten Day Notice for Non-Payment of Premium SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE 	
ACORD 25-S (7/97) 1 of 1		#M208860		FLL © ACORD CORPORATION 1988	

H. BILLABLE SERVICES AND RATES

Summary of Service Charges

A. Quarterly partial payment schedule – Base rate.

1. March 2008	\$	<u>6,771.25</u>
2. June 2008	\$	<u>6,771.25</u>
3. Sept 2008	\$	<u>6,771.25</u>
4. Dec 2008	\$	<u>6,771.25</u>
5. Total	\$	<u><u>27,085.00</u></u>

Twelve (12) 1972 Act and fourteen (14) 1911 Act Landscape and Lighting Districts:

1. Base Bid (from above)	\$	<u>27,085.00</u>
2. Balloting process for existing District	\$	<u>7,500.00 to 15,500.00</u>
3. Cost Estimate for the Formation of a Landscape and Lighting District		<u>\$7,500.00 to 15,500.00</u>
Total		<u>\$ 42,085.00 to 58,085.00</u>

Summary of Expenses

B. Current Hourly Rates

1. Director

<u>Mark Risco</u>	<u>\$180</u>	rate per hr.
Name		
<u>N/A</u>	<u>N/A</u>	rate per hr.
Name		
<u>N/A</u>	<u>N/A</u>	rate per hr.
Name		

2. Senior Consultant

<u>Chris Fisher</u>	<u>\$190</u>	rate per hr.
Name		
<u>N/A</u>	<u>N/A</u>	rate per hr.
Name		
<u>N/A</u>	<u>N/A</u>	rate per hr.
Name		
<u>N/A</u>	<u>N/A</u>	rate per hr.
Name		

3. Senior Associates

<u>Bill Moses</u>	<u>\$125</u>	rate per hr.
Name		
<u>Jim McGuire</u>	<u>\$155</u>	rate per hr.
Name		
<u>N/A</u>	<u>N/A</u>	rate per hr.
Name		
<u>N/A</u>	<u>N/A</u>	rate per hr.
Name		

4. Associates

<u>Allison Moore</u>	<u>\$95</u>	rate per hr.
Name		
<u>Camille Mahant</u>	<u>\$110</u>	rate per hr.
Name		
<u>N/A</u>	<u>N/A</u>	rate per hr.
Name		
<u>N/A</u>	<u>N/A</u>	rate per hr.
Name		

Summary of Expenses

5. Engineer of Record
Richard Kopecky, P.E. \$170 rate per hr.
Name

License number 16742 Expiration date June 30, 2009

6. Current Hourly Rates

Support Staff

<u>Analyst Assistants</u>	<u>\$50</u> rate per hr.
Name	
<u>N/A</u>	<u>N/A</u> rate per hr.
Name	
<u>N/A</u>	<u>N/A</u> rate per hr.
Name	
<u>N/A</u>	<u>N/A</u> rate per hr.
Name	

C. Travel Expenses

1. Flights	\$ <u>125.00</u> per flight
2. Mileage by vehicle	\$ <u>48.5¢</u> per mile
3. Meals	\$ <u>10.00</u> per meal

D. Communications

1. Telephone calls	\$ <u>Covered under "C"</u> per min
2. 800/888 toll-free calls	\$ <u>Covered under "C"</u> per min
3. Faxes	\$ <u>Included</u> each
4. Postage (overnight)	\$ <u>10.00</u> each

E. Printing and Copying

1. Ballots	\$ <u>Covered under "C"</u> each
2. Notices	\$ <u>Covered under "C"</u> each
3. Resources	\$ <u>Covered under "C"</u> each
4. Binding and page separators	\$ <u>Covered under "C"</u> each

Summary of Expenses

F. Balloting Costs Detailed

1. Ballot Tabulation \$ Covered under "C" each
2. Printing of Results \$ Covered under "C" each
3. Production of Brochures \$ Covered under "C" each
4. Public Relations Campaigning \$ Covered under "C" per hr.
5. Attendance at Community Meetings to act as a Moderator/Resource
\$ Covered under "C" per hr.

G. County Report Costs

\$ 1,500.00

1. Taping, Magnetic
Reviewing of tapes
Adding or Deleting Information
2. County Recording Fees
3. County fees for parcel maps and data

H. Recording Information Using Electronic Data System, disk or disk drive

\$ Covered under "C" per hr.

1. Parcel Maps
2. Boundary Maps
3. Parcel Owners Listings by District

I. Per Parcel Management Fee (8,470 parcels)

\$ Covered under "C" each

J. Business License for City of Vallejo (needed prior to awarding contract)

License Number 017522

APPENDIX A — CONTRACT EXCEPTIONS

The following are comments received from our attorney regarding the City of Vallejo's sample RFP agreement. Should we be selected, our principal-in-charge and attorney will be available to speak with the City's legal counsel, if necessary.

In view of that, MuniFinancial requests consideration of the following exceptions to the sample agreement provided with the City of Vallejo's RFP dated October 17, 2007:

PAGE 25, SECTION 4, INDEMNIFICATION

CONSULTANT shall defend and hold harmless CITY, its officers, officials, directors, employees, agents, volunteers, and affiliates...

...or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence, active negligence or willful misconduct of the CITY.

EXHIBIT C, INSURANCE REQUIREMENTS FOR CONSULTANT

Page 37, Section B, Minimum Limits of Insurance, Item 4

Professional Liability (Errors and Omission): \$1,000,000.00
Combined single limit per occurrence claim and \$2,000,000.00 annual aggregate.

Page 38, Section D, Other Insurance Provisions, Item 1

Except for professional liability insurance, the City, its officers, officials, employees, agents, and volunteers are to be covered as additional insureds as respects; liability, including ...

Please note:

Clients cannot be named as additional insured on professional liability policies.

Page 38, Section D, Other Insurance Provisions, Item 5

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, ~~reduced in coverage or in limits~~ except after thirty (30) days' prior written notice by ~~certified~~ first class mail, ~~return receipt requested,~~ postage prepaid, then (10) days' written notice if cancellation is due to nonpayment of premium.



27368 Via Industria, Suite 110, Temecula, California 92590



COUNCIL COMMUNICATION

Date: December 11, 2007

TO: Mayor and Members of the City Council

FROM: Craig Whittom, Assistant City Manager/Community Development
Brian Dolan, Development Services Director *BD*
Don Hazen, Planning Manager *DH*

SUBJECT: Code Text Amendment to allow "Construction Sales and Services" within all Freeway Commercial (CF) and Linear Commercial (CL) zoned districts as a conditionally allowed use.

BACKGROUND & DISCUSSION

In Summer of 2007, the applicant and his associates approached the Planning Division regarding the possibility of purchasing a building located at 724-734 Lincoln Road East and establishing a "cabinet and counter-top" home improvement showroom and warehouse. The applicant operates a cabinet and countertop showroom in Richmond and a showroom/warehouse in Rhonert Park.

The applicant was informed by staff that the proposed use was not permitted in the CF zoning district of which the subject property was located. After staff determined that they would be able to support the proposed use not only at the proposed site but in other CF & Linear Commercial (CL) zoning districts, staff informed the applicant that a code text amendment, expanding the list of permitted uses, would be the appropriate application.

To help determine whether the proposed use would be appropriate in CF/CL zoning districts, along the Interstate 80 corridor, staff conducted a visual survey of freeway frontages in Solano and Contra Costa Counties (along the I-80 corridor) and received North Bay examples of such uses from the applicant. Several examples of such uses were observed during the visual survey and staff noted that these use types draw from a regional customer base due to their freeway exposure. Staff concluded that "construction sales and services" use types that include warehouses and showrooms of finished products associated with the home improvement industry, i.e., kitchens; floor coverings; etc. would be appropriate for some properties found within Vallejo's CF/CL districts.

On November 5, 2007, the Planning Commission unanimously recommended for City Council approval a code text amendment to allow "Construction Sales and Services" within all Freeway Commercial (CF) and Linear Commercial (CL) zoned districts as a conditionally allowed use. The proposed amendment would establish the following new construction sales and services use type:

Home Improvement Materials. Establishments associated with the sales (wholesale and retail) of a select or specific product associated with home improvement, which must include a showroom and may include a warehouse and small outdoor storage product area not visible from freeways or public rights-of-way. Typical uses include cabinet stores/showrooms; tile and granite counter-top stores; floor covering

stores; etc. but excludes large home improvement stores which offer multiple product types and services.

The Commission's support for the amendment was based on the following potential benefits:

1. Expands development opportunities.
2. Prevents leakage to surrounding cities.
3. Facilitates occupancy of a currently vacant, highly visible building along I-80.
4. Provides "much needed" additional revenue.
5. Creates appropriate "buffer" use between freeway and residences.

FISCAL IMPACT

Expansion of the amount of allowed uses within CF/CL zoned districts will facilitate occupancy and potentially, development of currently vacant buildings and parcels, resulting in increased property taxes. All required impact fees would be paid upon issuance of a building permit.

RECOMMENDATION

Staff recommends the Council approve the code text amendment, as recommended by the Planning Commission.

ALTERNATIVES CONSIDERED

1. The City Council could deny the amendment.

If the Council chose this alternative, they would be denying the possibility of "construction sales and services" uses from locating within CF and CL zoned districts. Denial of the proposed amendment would also prevent the applicant from establishing their cabinet and counter shop in Vallejo.

ENVIRONMENTAL REVIEW

The proposed amendment activity is exempt due to the fact that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Site specific projects will be reviewed for CEQA conformance on a case-by-case basis (Categorically Exempt Section 15061).

PROPOSED ACTION

Staff recommends that the City Council adopt Code Text Amendment #07-0002 heretofore referred to as Exhibit A.

DOCUMENTS ATTACHED

Exhibit A: Resolution

Exhibit B: Ordinance

Exhibit C: November 5th Planning Commission minutes

Exhibit D: November 5th Planning Division staff report to the Planning Commission

CONTACT:

Don Hazen, Planning Manager
(707) 648-4326, dhazen@ci.vallejo.ca.us

Marcus Adams, Associate Planner
(707) 648-5392, marcusadams@ci.vallejo.ca.us

K:/citywide/public/ai/pl/cta 07-0002const.sales-services(sfaffreport)

RESOLUTION NO. _____ N.C.

**A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE
TO REVISE CHAPTER 16.22 – LINEAR COMMERCIAL DISTRICT
AND CHAPTER 16.28- FREEWAY SHOPPING AND SERVICE
DISTRICT OF THE VALLEJO MUNICIPAL CODE PERMITTING
CONSTRUCTION SALES AND SERVICES USE TYPES**

BE IT RESOLVED by the City Council of the City of Vallejo as follows:

WHEREAS, on November 5, 2007, the Planning Commission held a public hearing to consider Code Text Amendment #07-0002 to allow “construction sales and services” within Freeway Commercial and Linear Commercial zoning districts; and

WHEREAS, on November 5, 2007, on completion of the public hearing, the Planning Commission unanimously recommended the City Council adopt Code Text Amendment #07-0002; and

WHEREAS, the City Council has reviewed the report provided to the Planning Commission on Code Text Amendment #07-0002 and the minutes from the public hearing held on November 5, 2007 and all other comments and information provided by the applicant; and

WHEREAS, the City Council, on December 11, 2007, in the City Council Chambers of City Hall, 555 Santa Clara Street, held a public hearing to consider Code Text Amendment #07-0002; and

WHEREAS, all interested persons filed written comments with the City Clerk at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the City Council.

WHEREAS, the City Council finds that the proposed Code Text Amendment #07-0002 is consistent with the Goals, Objectives, Policies, and intent of the Vallejo General Plan; and

WHEREAS, the City Council finds that the proposed Code Text Amendment #07-0002 is exempt from CEQA under the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment; and

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby holds on first reading an ordinance of the City of Vallejo, attached hereto as Exhibit A, amending Ordinance No. 558 N.C. (2d) § 2 (part), as amended, of the Vallejo Municipal Code.

ORDINANCE NO. ____ N.C. (2d)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO
AMENDING SECTION 2 (PART) OF ORDINANCE NO. 558 N.C. (2d), AS
AMENDED, OF THE VALLEJO MUNICIPAL CODE TO REVISE CHAPTER 16.06-
USE CLASSIFICATIONS, CHAPTER 16.22 LINEAR COMMERCIAL DISTRICT
AND
CHAPTER 16.28 – FREEWAY SHOPPING AND SERVICE DISTRICT

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

SECTION 1. Section 16.06.320 of the Vallejo Municipal Code is amended to read as follows:

“16.06.320-Construction sales and services.

The construction sales and services use type refers to establishments or places of business primarily engaged in construction, home improvement activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sales of paint, fixtures and hardware; but excludes those classified as one of the automotive and heavy equipment use types. The following are construction sales and services use types:

- A. Contractors Sales and services. Wholesale and retail sales and services associated with contractors. Typical uses include building materials stores, tool and equipment rental or sales, or building contractors.
- B. Home Improvement Materials. Establishments associated with the sales (wholesale and retail) of a select or specific product associated with home improvement, which must include a showroom and may include a warehouse and small outdoor storage product area not visible from freeways or public rights-of-way. Typical uses include cabinet stores/showrooms; tile and granite counter-top stores; floor covering stores; etc. but excludes large home improvement stores which offer multiple product types and services.”

SECTION 2. Section 16.06.460 of the Vallejo Municipal Code is amended to read as follows:

“16.06.460 Retail sales.

Retail sales refers to places of business primarily engaged in the sale of commonly used goods and merchandise, but excludes those classified as agricultural supplies and services, animal sales and services, automotive and equipment, business equipment sales and services, food and beverage retail sales and gasoline sales. The following are retail sales use types:

A. General. The retail sale or rental, from the premises, of goods and merchandise for personal or household use, but excluding those uses listed above. Typical uses include department stores, apparel stores or furniture stores.

B. Swap Meets. The display, exchange, barter or sale of new or used common household items or office equipment and furnishings, providing that such activity is carried on in a swap lot. Typical uses include flea markets where clothing, personal effects, household furnishings and household appliances are sold or otherwise exchanged.

C. Adult Uses. The retail sale or rental, from the premises, of goods and merchandise for adult use as defined and regulated by Chapter 16.59.”

SECTION 3. Section 16.22.050, of the Vallejo Municipal Code is amended to read as follows:

“16.22.050 Uses subject to a minor use permit.

The following use types are permitted upon issuance of a minor use permit, as provided in Chapter 16.82:

A. Commercial Use Types.

1. Live/work.
2. Construction sales and services: home improvement materials.”

SECTION 4. Section 16.28.050 of the Vallejo Municipal Code is amended to read as follows:

“16.28.050 Uses subject to a minor use permit.

The following use types are permitted upon issuance of a minor use permit, as provided in Chapter 16.82:

A. Commercial Use Types.

1. Construction sales and services: Home Improvement materials- tile, cabinets, etc.”

SECTION 5. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or its application to other persons. The Council for the City of Vallejo hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, subdivisions, paragraphs, sentences,

clauses or phrases, or the application thereof to any person, be declared invalid or unconstitutional.

SECTION 6. FINDINGS INCORPORATED BY REFERENCE. These amendments are based on findings adopted on this date in conjunction with the adoption of this code, incorporated herein by reference.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective and in full force 30 days from and after its final passage. The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published as required by law.

FIRST READ at a regular meeting of the Council of the City of Vallejo held the 11th day of December, 2007 and finally passed and adopted at a regular meeting of the Council held the 18th of December, 2007.

K:/citywide/public/ai/pl/cta 07-0002const.sales-services(ordinance)

Vallejo Planning Commission Minutes
November 5, 2007

Commissioner Gourley: Just a quick comment. This is one of those times when we are going to retroactively approve something. I think this is a good way to do that. I think it tends to help clean up the problems we already have in the City with Lot Permits 525 that are still out there, and I think if we deal with this rapidly; I am hoping that this message will get to the community that those others out there not in compliance will find it an easy transition to work this through the Planning Commission, to get these things done, and let's get all of these outstanding, non-permitted permits out there cleaned up. I think it is a good thing to do.

Chairperson Legalos: If there is no further discussion, may we have a motion please?

Commissioner Peterman: I move approval of Project # **UP 07-0013**.

Please vote:

AYES: Harrington-Cole, Gourley, Manning, Legalos, Peterman.

NOS: McConnell.

ABSENT: Turley.

Unanimous. Motion carries.

4. Use permit Code Text Amendment **07- 0002** would allow "Construction Sales & Services (16.06.320 V.M.C.)" within all Freeway Commercial zoned districts as a conditionally allowed use. Currently, these uses are only allowed in Intensive Use, Intensive Use. . . Limited, and Planned Development Industrial zoned districts. Proposed CEQA Action: Exempt. Staff Planner: Marcus Adams, 648-5392.

Staff recommends a recommendation of **approval** to the City Council.

Marcus Adams: Our second item tonight, as Deborah stated, is a proposed Code Text Amendment to our Freeway Commercial and Linear Commercial districts. This came to the Staff's attention some months back when the property which we see here on Lincoln Road East . . . there was some prospective purchasers of this property, but the use that they wanted to put in here, which was granted in **588** granite cabinet showroom, was not allowed in this zoning district. This happens to be the Freeway Commercial zoning district, and so they talked to staff about how they could go about having that use permitted there. Staff considered either a zoning amendment or Code Text Amendment, and after consideration and reviewing the allowed uses and not only at this location but throughout the rest of the City, Staff recommended to the applicant that they request a Code Text Amendment for both of these districts. Once **600** this location right here is off of the Georgia Street ramp . . . the on and off ramp here, and then the building is right here. A long time ago there was a Chinese restaurant on this site and most recently, there was a forklift operation that was operating here. One of the things Staff did . . . we took a look throughout the Bay Area, specifically Contra Costa, Alameda, Marin and Solano County, just to see if there were some other examples of these type of uses and to see if it will be something that Vallejo could benefit from. So, I have some examples tonight. . . this one right here, as we can see along the I-80 Corridor near Richmond. This is near the Albany/Richmond border, and this site right here is one of the applicant's stores. They have two stores, one in Richmond, and one in Rohnert Park. So, this is one of the stores here – off of the I-80 Corridor in Richmond. This would be on the side right here going towards Vallejo, going this way, going eastbound. Then, across from there

you can see on the other side, some would say, the "Albany side". There are some existing stores. There is a florist store, a carpet store, and I think there is a cabinet shop there. Here is a better view of the I-80 Corridor. You might recognize the condominium towers here in Albany, so you can see this is a highly visible use, allowing a heavily traveled area here in the East Bay. Here is a better look at the parking lot of the applicant's site here in Richmond. I put this picture here. It doesn't show up too good because of the lighting but I put it in here for two reasons. One, is for the beautiful view of the Golden Gate Bridge, but it is also their warehouse location for the Richmond store, and the applicants have said that there is a possibility that this too may at some point in the future, become a showroom. So, this is more along the 580 Corridor.

Here are some examples from Marin County of these same types of use. This is the applicant's Rohnert Park store location, so you can see the freeway here, once again here, and see how it is highly visible from the freeway in Marin County, 101. Most of these uses kind of have a long, linear pattern, and most of the freeway commercial districts in Vallejo kind of have that same long, linear nature. They are not very deep, but they are long and linear, and so that is another reason why we thought this would be useful in our City. Here is another florist store here next to this Lexus dealership along 101. There are some more examples here in San Rafael along the 580 Corridor – a tile and stone store, a kitchen showroom, a cabinet shop here, and another view of another cabinet store. It is hard to see, but once again, here is the freeway, and the store location is right along here.

To conclude here, the benefits of this Code Text Amendment Staff believes is: 1) It expands the development opportunities for sites along the freeway, commercial and linear commercial districts here in the City. 2) It prevents the leakage to surrounding cities because we can see the surrounding cities and counties have these type of uses, and right now, because it is now allowed in Vallejo; they are not able to (even if they did want to open up that type of use here) they couldn't. So, that will prevent that leakage from happening, and, also 3) It would facilitate the occupancy of this particular building which has been vacant for awhile, even when the forklift operators were there. Before that time it had been vacant for a long period of time again. Staff was aware when they analyzed this, of the recent attention that has been along the I-80 Corridor and so we thought too that this would be an appropriate use . . . first, in the future, as we start thinking about how we envision our Corridor along I-80 that these type of uses would be something that would be something that would be welcomed. But, because of the nature of construction sales and services which was pointed out in the Staff Report, it is so broad, we didn't want to limit it to these type of building materials . . . these home improvement types of material . . . that are finished products and something that will be desirable, not something where you would have unfinished products such as things that would present a nice, aesthetic value. So, that is why, in both situations, whether it be in the Freeway Commercial district or in the Linear Commercial district, these would be conditional uses that would need to be approved with a Minor Use Permit so they are not permitted outright. Staff would have the discretion to look at these on a case-by-case basis to ensure that it is something that presents a nice, aesthetic value for the City.

One other thing I would like to point out on this is that there is an urgency to this because the applicants have been for awhile, patient enough to work with the City on this. They are in escrow on that property that we saw in the beginning, on that slide and so I would like to thank them for their patience to work through our process as I bring this before you tonight. With that, please address any questions that you might have.

Commissioner Peterman: First of all, it was an excellent report, Marcus, and you answered some of my concerns already but I noticed in one of the pictures there was this huge sign that looked like almost a quarter of a building, saying "carpet any three rooms for \$549.00." Most of the buildings that you showed pictures of, I think, were fine, but I would hope there would be some kind of restriction on those giant signs because I don't think we need cut-rate signs lighting the side of the freeway.

Commissioner Harrington-Cole: Along with that, as you go through Albany, there is that huge blow-up gorilla. So, if we are not going to have large signs, I would also like to see a little more class than that as well. I do think this is a good use for the property. It would be nice if we could get some others along that line, along that corridor. Do you see that there are other buildings along there that might be good for similar uses in that area?

Marcus Adams: In the area, yes, the California Hotel or Motel that is just right adjacent to that just put \$100,000 into refurbishing the facades there. So, I don't see that turning over this type of use in the future, but there are some properties both going east and west when I was out doing my site and field surveys, that I could see could be amenable to these type of uses. We had different proposals regarding the Yard Bird sites. We don't know what is going to happen there but I could see this definitely taking hold on some of the other freeway commercial districts along the freeway.

Commissioner Manning: I just wanted to say that was a great report, Marcus. I really applaud the Planning Department for being proactive and looking for ways to rent out some of these hard-to-use buildings just sitting there vacant. We are talking tonight about the Code Text changes, not about the look of the building. I know that you share all of our concerns about the Corridor on 80 and will take care of that within Minor Use Permits, but I just want to applaud the Planning Department for bringing something like this to our attention.

Don Hazen: And, I also wanted to thank Marcus for the work on this one, but I think you will see in the coming months, and upcoming years, that we will occasionally be bringing up clean... up ordinance changes to our code as we see the limitations of it, and so well. Earlier this evening I reported we were not able to do a corridor study. This is the next best thing. We are trying to bridge the gap between where we want to be and to try to incrementally improve the code. You will be seeing this on a fairly regular basis. And, also, just one quick reference, that there is a revised resolution in front of you this evening that we would want you to reference when you make your motion.

Commissioner Gourley: Just another quick comment. I find this excellent use of that property. I think it brings two things in addition to what you had pointed out as the good points as much needed revenue, and also, it continues to act as buffer between the freeway and the residential units right behind with a low impact way of doing business. I think it is excellent.

Chairperson Legalos: If there are no further questions or comments from the Commission, I will open the Public Hearing. Does the applicant wish to address the Commission? Is the applicant here? Mr. Yoo? Do you wish to address the Commission?

Paul Yoo: Good evening everybody. My name is Paul Yoo. I am the potential buyer for this building. I wanted to make it a 798 granite cabinet showroom in

Solano County. Currently I have one showroom in Contra Costa County which is in Richmond, and the other one is in Sonoma County in Rohnert Park. We are doing pretty good so we wanted to expand it into Solano County. That is actually a very good sign for us. We wanted to make it work here in Solano County. If you have any questions, you can always ask me.

Chairperson Legalos: Thank you Mr. Yoo. I will close the Public Hearing and bring the matter back into the hands of the Commission.

Commissioner McConnell: Yes, Mr. Chairman, I will move the adoption of the proposed ordinance in the package based upon the findings and facts as set forth in the Amended Ordinance.

Please vote.

AYES: Harrington-Cole, Gourley, Manning, Legalos, Peterman, McConnell.

NOS: None.

ABSENT: Commissioner Turley.

It is unanimous. Motion passes.

5. **Planned Development 02- 0015 Amendment.** The applicant has petitioned to amend the condition of approval for Hyde Park which regulates the "entry gate" closure hours. Currently, the entry gate is to remain open every day between the hours of 6 a.m. and 8 p.m. The applicant would like to remove this condition, allowing the gates to be closed at all times. Proposed CEQA Action: Exempt. Staff Planner: Marcus Adams, 648-5392.

Staff recommends **denial** based on the findings and conditions.

Marcus Adams: This is our last item, and I appreciate the brevity. You all know I am a big football fan so I know you are pushing this along for me. I appreciate that. This is the Hyde Park gate, and hopefully you are able to go through the Planning Commission Minutes and the City Council Minutes that gave you a little bit of historic background on the date there. First, we summarized when the Hyde Park Development Residential Use **845** Permit was approved. There was an issue regarding the proposed gates that were there. The City took the position of opposing the gates, and the Planning Commission at that time supported that. That was appealed to the City Council, and a compromise was reached to where the gates would be installed but remain open during the daytime. That compromise was originally brought before the Commission and the Council by the developer. So, there is a little background on that. There are more details once we get in the Minutes as far as the specifics on that. Here is a definitive picture and map of the area. We see here the entrance to the development and North Ascot Parkway here, and the gate is right there at the beginning. The next slide will show it more in depth, so here was have the entrance. Right across the street, if you were able to go out there, if you know the area, they have the Belvedere Development that is coming along quite nicely. Once again, right now these gates are open during the day and then they are closed in the evening hours. Generally, in **872**, we recognize three type of gated communities. We have lifestyle gates which are for the purpose mainly of the privatization of services, elite gated communities which promote stability, and security zone gated communities. I guess one could say, for Hyde Park, it could be a combination of two, possibly maybe even three, of these.

**STAFF REPORT – PLANNING
CITY OF VALLEJO
PLANNING COMMISSION**

DATE OF MEETING: November 5, 2007

PREPARED BY: Marcus Adams *MA*

PROJECT NUMBER: CTA #07-0002

**PROJECT
DESCRIPTION:**

The proposed code text amendment would allow “Construction Sales & Services (16.06.320 V.M.C.)” within all Freeway Commercial and Linear Commercial zoned districts as a conditionally allowed use. Currently, these uses are only allowed in Intensive Use, Intensive Use-Limited, and Planned Development Industrial zoned districts.

RECOMMENDATION: Approve

CEQA: Categorically Exempt (Section 15061)

PROJECT DATA SUMMARY

Name of Applicant: Paul Yu

Date of Completion: September 27, 2007

General Plan Designation: N/A

Zoning Designation: Freeway Shopping & Service District (CF),
Linear Commercial District (CL)

Site/Surrounding Land Use:

Site: Citywide

North: N/A

South: N/A

East: N/A

West: N/A

Lot Area: square feet	N/A
Total Floor Area/Ratio:	N/A
Landscape Area/Coverage:	N/A
Parking Required/Provided:	N/A

BACKGROUND SUMMARY

In Summer of 2007, the applicant and his associates approached the Planning Division regarding the possibility of purchasing a building located at 724-734 Lincoln Road East and establishing a “cabinet and counter-top” home improvement showroom and warehouse. The applicant operates a cabinet and countertop showroom in Richmond and a showroom/warehouse in Rhonert Park.

The applicant was informed by staff that the proposed use was not permitted in the CF zoning district of which the subject property was located. After staff determined that they would be able to support the proposed use not only at the proposed site but in other CF & Linear Commercial (CL) zoning districts, staff informed the applicant that a code text amendment, expanding the list of permitted uses, would be the appropriate application.

ANALYSIS

The proposed use of a cabinet and countertop showroom/warehouse is classified as “Construction Sales and Services” under “Commercial Use Types” in the Vallejo Municipal Code, and is allowed in Intensive Use districts by right and in Intensive Use-Limited and Planned Development Industrial zoned districts with conditional use permit and unit plan approval, respectively. Construction sales and services are defined as follows:

The construction sales and services use type refers to establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sales of paint, fixtures and hardware; but excludes those classified as one of the automotive and heavy equipment use types. Typical uses include building materials stores, tool and equipment rental or sales, or building contractors. (Sec. 16.06.320 VMC)

To help determine whether the proposed use would be appropriate in CF/CL zoning districts, keeping in mind the emphasis being placed on the Interstate 80 corridor, staff conducted a visual survey of freeway frontages in Solano and

Contra Costa Counties (along the I-80 corridor) and received North Bay examples of such uses from the applicant. Based on examples of such uses observed during the visual survey (see Attachment 2-pictures) and the fact that these use types draw from a regional customer base due to their freeway exposure, staff concluded that “construction sales and services” use types that include warehouses and showrooms of finished products associated with the home improvement industry, i.e., kitchens; floor coverings; etc. would be appropriate for some properties found within Vallejo’s CF districts.

Staff believes that the long, linear nature of some of the parcels found in CF districts lend themselves to the type of buildings which would be suitable for these type uses, i.e. freeway facing showroom windows with minimal or rear site parking (see Attachment 2- pictures, Central Avenue Center). In some cases, such as the subject property at Lincoln Road East, existing buildings can be re-adaptively used to house the proposed new use types. Staff also believes that though not necessarily an “impulse consumer good,” these use types would benefit from the freeway visibility afforded to them, meeting the following intent of CF districts:

“It is the intent of this district to provide commercial goods and services in places conveniently and safely accessible from freeways, to discourage those uses that are unrelated to the needs of freeway users, and to prohibit those uses that may adversely affect adjacent noise sensitive land uses. Typically, the freeway shopping and service district would be applied to areas that are adjacent to freeway interchanges and convenient to freeway ingress and egress, as well as to those areas that are likely to be developed as freeways.” Section 16.28.010 VMC

Currently, “Construction Sales and Services” use types are not permitted within Linear Commercial (CL) zoned districts. Because the proposed code text amendment would establish a new “construction sales and service” use type which in some cases can be primarily “retail” in nature; staff will recommend that the proposed “home improvement material” sub use type be conditionally permitted within CL zoned districts. The purpose of the new sub use type will be to distinguish these particular “construction sales and services” uses from the broader uses more commonly associated with construction materials and uses.

To address potential negative impacts of such uses, in particular when a subject parcel may abut residential or other sensitive land uses, staff recommends that these uses be allowed within CF/CL zoning districts, subject to administrative minor use permit approval.

Proposed New Code Text Revisions. Additional new text is ***shown in bold***, text to be deleted shown as ~~strikeout~~ :

16.06.320 Construction sales and services.

The construction sales and services use type refers to establishments or places of business primarily engaged in construction, **home improvement**

activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sales of paint, fixtures and hardware; but excludes those classified as one of the automotive and heavy equipment use types. ~~Typical uses include building materials stores, tool and equipment rental or sales, or building contractors.~~ **The following are construction sales and services use types:**

- A. Contractors Sales and services. Wholesale and retail sales and services associated with contractors. Typical uses include building materials stores, tool and equipment rental or sales, or building contractors.**
- B. Home Improvement Materials. Establishments associated with the sales (wholesale and retail) of a select or specific product associated with home improvement, which must include a showroom and may include a warehouse and small outdoor storage product area not visible from freeways or public rights-of-way. Typical uses include cabinet stores/showrooms; tile and granite counter-top stores; floor covering stores; etc. but excludes large home improvement stores which offer multiple product types and services. (Ord. 558 N.C.(2d) § 2 (part), 1980.)**

16.06.460 Retail sales.

Retail sales refers to places of business primarily engaged in the sale of commonly used goods and merchandise, but excludes those classified as agricultural supplies and services, animal sales and services, automotive and equipment, business equipment sales and services, ~~construction sales and services~~, food and beverage retail sales and gasoline sales. The following are retail sales use types:

- A. General.** The retail sale or rental, from the premises, of goods and merchandise for personal or household use, but excluding those uses listed above. Typical uses include department stores, apparel stores or furniture stores.
- B. Swap Meets.** The display, exchange, barter or sale of new or used common household items or office equipment and furnishings, providing that such activity is carried on in a swap lot. Typical uses include flea markets where clothing, personal effects, household furnishings and household appliances are sold or otherwise exchanged.
- C. Adult Uses.** The retail sale or rental, from the premises, of goods and merchandise for adult use as defined and regulated by Chapter 16.59. (Ord. 1388 N.C.(2d) § 4, 1998: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.22.050 Uses subject to a minor use permit.

The following use types are permitted upon issuance of a minor use permit, as provided in Chapter 16.82:

A. Commercial Use Types.

1. Live/work.

2. Construction sales and services: home improvement materials

(Ord. 1469 N.C.(2d) § 9, 2001: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.28.050 Uses subject to a minor use permit.

The following use types are permitted upon issuance of a minor use permit, as provided in Chapter 16.82:

A. Commercial Use Types.

1. Construction sales and services: home improvement materials.

ENVIRONMENTAL DETERMINATION

The proposed amendment activity is exempt due to the fact that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Site specific projects will be reviewed for CEQA conformance on a case-by-case basis (Categorically Exempt Section 15061).

CONCLUSION/RECOMMENDATION

Staff has determined that the proposed code text amendment, as conditioned, is consistent with the City's General Plan and Municipal Code, and all applicable ordinances, standards, guidelines, and policies. Therefore, staff recommends that the Planning Commission recommend to the City Council, approval of Code Text Amendment CTA 07-0002, based on the findings and subject to the attached Conditions of Approval.

APPEAL

The applicant or any party adversely affected by a decision of the Planning Commission may within ten days after the rendition of the decision of the Planning Commission appeal in writing to the City Council by filing a written appeal with the City Clerk and Planning Division. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of

the decision of the Planning Commission. If such date falls on a weekend or city holiday, then the deadline shall be extended until the regular business day.

ATTACHMENTS

1. Resolution (w/attached ordinance)
2. Pictures of proposed use type examples in bay area

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC-07-27

A RESOLUTION OF INTENT TO AMEND THE ZONING ORDINANCE

[Code Text Amendment]

CTA 07-0002

Construction Sales and Services Use Classification

I. GENERAL FINDINGS

WHEREAS an application was submitted by Paul Yu to revise Chapter 16.28 "Freeway Shopping and Service District" of the Vallejo Municipal Code;

WHEREAS upon review of the application received by Paul Yu, the Planning Division determined that a revision of Chapter 16.06 "Use Classifications" and Chapter 16.22 "Linear Commercial District" would be necessary;

WHEREAS the City of Vallejo Planning Commission conducted a duly noticed public hearing to consider the proposed Code Text Amendment, attached herein as Exhibit 1 on November 5, 2007, at which testimony and evidence, both written and oral, were presented to and considered by the Planning Commission;

WHEREAS based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

Section 1. The proposed Code Text Amendment was reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA) and was determined to be exempt per Section 15061(b)(3), Title 14 of the California Code of Regulations. This particular text amendment is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The text amendment and any actions resulting from it would not result in significant effects on the environment. Environmental review for individual projects would occur in the project approval process. Any potential impacts associated with a particular project would be addressed at that time.

Section 2. The Planning Commission finds that, based on the facts stated above, the proposed code text amendment will not have a significant environmental effect.

Section 3. The planning commission hereby makes these findings based on the whole record, including the environmental findings contained in the "*Environmental Determination*" section of the staff report and incorporated herein by this reference.

III. FINDINGS IN SUPPORT OF A ZONING ORDINANCE AMENDMENT

Section 1. The Planning Commission finds that pursuant to 16.86.030 a zoning ordinance amendment may be initiated by a resolution of intention of the Planning Commission

Section 2. The following statement of findings supports the Planning Commission's conclusion that the proposed amendment is consistent with the general plan.

- a) The long, linear nature of some of the parcels found in CF districts lend themselves to the type of buildings which would be suitable for these type uses, i.e. freeway facing showroom windows with minimal or rear site parking (see Attachment 2- pictures, Central Avenue Center).
- b) In some cases, such as the subject property at Lincoln Road East, existing buildings can be re-adaptively used to house the proposed new use types.
- c) Staff also believes that though not necessarily an "impulse consumer good," these use types would benefit from the freeway visibility afforded to them, meeting the following intent of CF districts:

"It is the intent of this district to provide commercial goods and services in places conveniently and safely accessible from freeways, to discourage those uses that are unrelated to the needs of freeway users, and to prohibit those uses that may adversely affect adjacent noise sensitive land uses. Typically, the freeway shopping and service district would be applied to areas that are adjacent to freeway interchanges and convenient to freeway ingress and egress, as well as to those areas that are likely to be developed as freeways." Section 16.28.010 VMC
- d) Currently, "Construction Sales and Services" use types are not permitted within Linear Commercial (CL) zoned districts. Because the proposed code text amendment would establish a new "construction sales and service" use type which in some cases can be primarily "retail" in nature; staff will recommend that the proposed "home improvement material" sub use type be conditionally permitted within CL zoned districts.
- e) The purpose of the new sub use type will be to distinguish these particular "construction sales and services" uses from the broader uses more commonly associated with construction materials and uses.

- f) To address potential negative impacts of such uses, in particular when a subject parcel may abut residential or other sensitive land uses, staff recommends that these uses be allowed within CF/CL zoning districts, subject to administrative minor use permit approval.
- g) This approach supports Commercial Development Goal 1 of the general plan: To have an adequate amount of area for each type of commercial development, and Commercial Development goal 6: to have healthy commercial strip areas, phasing out those that are poorly situated and no longer suited for commercial use.

IV. RESOLUTION RECOMMENDING AMENDMENT TO THE ZONING ORDINANCE FOR CODE TEXT AMENDMENT 07-0002


NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby approves this resolution of intent to amend the zoning ordinance as described in the attached staff report and proposed ordinance; and

IT IS FURTHER RESOLVED that the Planning Commission recommends that City Council APPROVE this resolution to amend the zoning ordinance by adopting Code Text Amendment 07-0002 to revise Chapter 16.02 "Use Classifications," Chapter 16.22 "Linear Commercial District," and Chapter 16.28 "Freeway Shopping and Service District" based on the findings contained in this resolution, with reference to the staff report attached including Exhibit 1, the proposed ordinance.

V. VOTE

PASSED and recommended that City Council APPROVE this resolution and ADOPT the Ordinance at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 5th day of November, 2007, by the following vote to-wit:

AYES:
NOES:
ABSENT:



CHARLES LEGALOS, CHAIRPERSON
City of Vallejo PLANNING COMMISSION

Attest:



DON HAZEN
PLANNING COMMISSION SECRETARY



COUNCIL COMMUNICATION

Date: December 11, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Craig Whittom, Assistant City Manager/Community Development *CW*
Brian Dolan, Development Services Director *BD*
Gary West, Chief Building Official *GW*

SUBJECT: Consideration of a Resolution holding on first reading an ordinance amending Title 12 of the Vallejo Municipal Code "Buildings and Construction" to incorporate new California Building Standards Code requirements and various justifiable local variations.

BACKGROUND AND DISCUSSION

State Code Changes

The California Building Standards Code is comprised of codes regulating building, fire, electrical, plumbing and mechanical construction. It is revised on a multi-year cycle. California last adopted new codes in 1998 and has fallen behind the balance of the nation. California and Hawaii were the last states to adopt the 2006 International Code Council model codes as the official state building codes. The State of California Department of Housing & Community Development along with the California Building Standards Commission have adopted the 2007 California Building, Electrical, Mechanical, Plumbing, Energy, and Administrative Code Series. Over the past few years open hearings have been held in Sacramento to discuss and debate options for a construction code that takes into account the most current structural designs and advancements in public safety.

Specifically, the State of California has adopted the following Codes:

- 1) 2007 California Administrative Code, Title 24, Part 1;
- 2) the 2007 California Building Code, Title 24, Part 2, Volume 1 & 2, which is based on the International Building Code;
- 3) the 2007 California Electrical Code, Title 24, Part 3, which is based on the 2005 National Electrical Code;
- 4) the 2007 California Plumbing Code, Title 24, Part 5, which is based on the 2006 Uniform Plumbing Code;
- 5) the 2007 California Mechanical Code, Title 24, Part 4, which is based on the 2006 Uniform Mechanical Code;
- 6) the 2007 California Historical Building Code, Title 24, Part 8;

- 7) the California Fire Code, Title 24, Part 9, which is based on the 2006 International Fire Code,
- 8) the 2007 Existing Building Code, Title 24, Part 10, which is based on the 2006 International Existing Building Code;
- 9) the 2007 California Referenced Standards Code, Title 24, Part 12; and
- 10) the 2007 California Energy Code, Title 24, Part 6.

Hereinafter, in this report these 2007 state regulations will be referred to as the State Code. In addition to extensive format changes, the following are the major substantive changes from the existing state adopted codes:

- There are differences in terms and definitions used in occupancy classification, type of construction, fire resistive construction, and structural design.
- There are changes in the method for calculating height and area allowing larger and taller buildings to be built when fire sprinklers are installed.
- The exiting requirements are less restrictive with respect to separation of exits, travel distances to exits, and intervening rooms.
- The determination of seismic loads are more specific to the project site.
- Seismic load and wind designations have changed.
- Required distances to property lines for non fire rated structures has been increased.

City of Vallejo Existing Code

Local adoption and enforcement of these codes is mandated by the State of California, as State Law preempts the field of housing building standards (See *Briseno v. City of Santa Ana* (1992) 6 Cal.App.4th 1378 and *Building Industry Association of Northern California v. City of Livermore* (1996) 45 Cal.App.4th 719.) However, local ordinances may deviate from State Law if justified by local climatic, topographical and geological conditions. (See Cal. H&S Code §§ 1798.5; 17958.7.)

Chapters to be Eliminated. Adoption of the new State Code eliminates the need and the ability of the City to include several sections of the existing Title 12 of the City's building and construction code. These sections either duplicate or conflict with the state standards. The sections which will be substantially shortened or eliminated include the following:

Chapter 12.04-- Building Code. This section duplicates the adopted State Code. One exception related to building height in the downtown is described later in this report.

Chapter 12.05-- 2001 California Building Standards Code, Title 24, Parts 7,8,10 & 12. This section duplicates the adopted State Code.

Chapter 12.12-- Electrical Code. This section duplicates the adopted State Code.

Chapter 12.16-- Plumbing Code. This section duplicates the adopted State Code.

Chapter 12.20-- Mechanical Code. This section duplicates the adopted State Code.

Chapter 12.28-- Fire Code. This section will be repealed and the City will follow the State Code. The Fire Department is expected to bring proposed revisions to address local changes to City Council for consideration in January 2008.

Chapter 12.32-- Moving Buildings. This section duplicates the adopted State Code.

Chapter 12.44-- Swimming Pools. This section duplicates adopted State Code.

Chapter 12.48-- Building Security. The City Attorney advises that this section is not enforceable as adopted and should be deleted. Portions of this section are addressed in the adopted State Code.

Chapter 12.50-- Mare Island Building and Fire Code Compliance. This ordinance has expired and is no longer applicable.

Chapters to be Retained. The following chapters of existing Title 12 will be retained with minor or no amendments.

Chapter 12.06-- Abatement of Dangerous Buildings. These regulations are not addressed in the State Codes and are proposed to be retained as they currently exist in the Vallejo Municipal Code.

Chapter 12.07-- Seismic Hazard Identification and Mitigation Program for Unreinforced Masonry Buildings. This ordinance will be retained with one change related to the timing of the requirements for buildings that were previously in federal ownership and not subject to the code. The engineering standards referenced in existing Appendix A are proposed to be amended to reference the updated State Code.

Chapter 12.08-- Housing Code. This code will be retained with no amendments as it covers different material than the State Code.

Chapter 12.24-- Underground Utilities Installations. These regulations are not addressed in the State Code and are proposed to be retained as they currently exist in the Vallejo Municipal Code.

Chapter 12.36-- Signs. This code will be retained with no amendments as it is not duplicated in the State Code.

Chapter 12.40-- Excavations, Grading, and Filling. This code will be retained with no amendments as it is not duplicated in the State Code.

Local Exceptions to the State Code.

Downtown Building Type and Number of Stories. The first proposed variation from the State Code is carrying forward the code section adopted by the City Council on March 9, 2004 related to type of construction allowed in the downtown. The state code allows five stories of Type III construction over two stories of Type I or Type II construction. The local exception allows 5 stories of Type V one hour construction over two stories of Type I or Type II construction. The proposed Triad Virginia Street project takes advantage of this code section. Other similar projects in the downtown will also likely rely on this section of the code as it is considered critical to the economic viability of high density development in the downtown.

Program for Unreinforced Masonry Buildings. This proposed change would address the situation created by the transfer of approximately 50 unreinforced masonry buildings on Mare Island and elsewhere from federal to private ownership. The existing local code required that unreinforced masonry buildings prepare an engineering report documenting their condition and methods for achieving engineering standards within specified time frames depending on the level of risk associated with each building. Since the code was adopted in 1990, two significant events have occurred: 1) the required time frames to meet the engineering standards have expired; and 2) many unreinforced masonry buildings which were in federal ownership and not subject to the ordinance have been transferred to private ownership without the benefit of an engineering report or subsequent upgrades. Due to the number of buildings affected by these events, it is not practical to require immediate upgrade to these buildings. Therefore, staff is recommending that engineering reports and improvements would not be required until the building is occupied. Vacant buildings or buildings used for storage would not be subject to the requirements.

Noise Transmission. Staff is also proposing to carry forward an existing local variation of the building code related to the transmission of noise into residential units, essentially requiring that residential units in Vallejo be somewhat quieter than in other communities.

Emergency Placards

In the event of a local disaster, communication and public safety are two of our greatest concerns. The Office of Emergency Services (OES) and California Association of Building Officials (CALBO) recommend that each jurisdiction officially adopt standardized "Building Identification Placards" developed by the Applied Technology Council (ATC) Post-Disaster Preparedness for consistency throughout the State of California. These placards identify building status as either "Inspected, Lawful Occupancy Permitted;" "Restricted Use;" or "Unsafe." Adopting these placards in the VMC clarifies that these placards are not just recommendations but carry the weight of law during an emergency.

Public Outreach

City Staff have notified all of our regular customers and anyone who has received a planning or building permit in recent months of these upcoming changes, and have

directed them to several training opportunities. Staff has also posted notice of the changes in the Development Services offices.

Fiscal Impact

Adoption of the proposed amendments to the building code will have no direct impact on fees or revenue for the City but will create modest costs for acquisition of the new code books and staff training.

Next Steps

The State Code will go into affect on January 1, 2008. The local exceptions described in this report will go into affect 30 days after the second reading of the proposed ordinance. The Fire Department will bring forward local exceptions to the Fire Code in January of 2008. Development Services will bring forward additional local codes related to security and animal safety in the first quarter of 2008. All local variations to the State Codes will be filed with the California Building Standards Commission.

RECOMMENDATION

The City must enforce the 2007 Building Code Standards as of January 1, 2008. The proposed amendments to the Vallejo Municipal Code include deletions of sections of the local code where they unnecessarily duplicate the State Code. Other amendments are necessary to update references to the newly reformatted State Code. Staff also proposes to carry forward some existing local variations of the State Code addressing the issues of building height in the downtown area, and noise transmission into residential units. Staff recommends that the City adopt new regulations relating to the timing of the applicability of the codes addressing unreinforced masonry buildings that were owned by federal agencies, and therefore not subject to the Vallejo Municipal Code when the regulations were first adopted. Finally, staff recommends that the city adopt standardized inspection placards for use during emergencies to ensure maximum public safety.

ALTERNATIVES CONSIDERED

The City will be required to enforce the 2007 Building Code as of January 1, 2008 regardless of whether the City formally adopts the Code. Adopting the new code allows the City to consider appropriate local variations to the code. Other alternatives considered but not recommended at this time include the adoption of the National Fire Protection Association (NFPA) 150 Standard on Fire and Life Safety in Animal housing Facilities. These regulations address requirements related to facility size and design, construction and separation requirements, means of egress, fire protection requirements, interior finishes, and other requirements for several classes of animal housing facilities. Staff believes that the standards may be appropriate for Vallejo considering the location of the Six Flags Discovery Kingdom within the city. However, the regulations are detailed and comprehensive and City staff has agreed to provide Discovery Kingdom staff until February 1, 2008 to evaluate the regulations to determine potential impacts to their current operations before proposing adopting the regulations in whole or part. Staff proposes to

return to the City Council by April 1, 2008 with specific recommendations on these regulations.

ENVIRONMENTAL REVIEW

The adoption of these amendments to the Vallejo Municipal Code are exempt from the California Environmental Quality Act pursuant to section 15061(b)(3) of Title 14 of the California Code of Regulations as it can be seen with certainty that there is no possibility that its adoption can have a significant effect on the environment.

PROPOSED ACTION

Approve a resolution holding on first reading an ordinance amending Vallejo Municipal Code Title 12 "Buildings and Construction" to incorporate the 2007 California Building Standards Code and amendments as necessary to address local conditions.

DOCUMENTS ATTACHED

Attachment A. Resolution and attached ordinance
Attachment B. Redlined Title 12

CONTACT:

Brian Dolan, Development Services Director
(707) 649-5458 or bdolan@ci.vallejo.ca.us

RESOLUTION NO. _____ N.C.

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, the City Council is considering amending Title 12 of the Vallejo Municipal Code entitled "Building and Construction" by adopting and referencing the 2007 California Building Standards Code, which applies to all occupancies in California beginning on January 1, 2008; and

WHEREAS, the proposed text contained in Title 12 contains certain amendments and deviations from the 2007 California Building Standards Code as adopted by the State of California in Title 24 of the California Code of Regulations, and

WHEREAS, Sections 13143.5, 17958.5, 17958.7 and 18941.5 of the California Health and Safety Code require the City Council to make and file or cause to be filed with the Department of Housing and Community Development of the State of California, finding of facts when such amendments are made based on evidence with which the City Council is personally familiar or has been presented at the hearing on this matter; and

WHEREAS, these amendments have been recognized by the City of Vallejo as reasonably necessary to address the fire protection problems, concerns and future direction by which the City protects its citizens and property, both real and personal; and

WHEREAS, these findings of fact are based on (1) the evidence before the Council presented in conjunction with its consideration of this matter; (2) evidence before the Council presented in conjunction with its consideration of the adoption of other uniform codes on this date; and (3) the Council's personal familiarity with these conditions, of which it takes note; and

WHEREAS, staff has determined that the adoption of the relevant portions of the 2007 California Building Standards Code, together with any amendment and deviation is exempt from the California Environmental Quality Act pursuant to section 15061(b)(3) of Title 14 of the California Code of Regulations as it can be seen with certainty that there is no possibility that its adoption can have a significant effect on the environment; and

WHEREAS, additional textual amendments and changes to other sections within Title 12 of the Vallejo Municipal Code that are not referenced within this resolution contain matter which is building-related but is either specifically exempted, or not covered at all by the California State Building Standards Code, (i.e., building placards, seismic hazard identification program, and therefore local legislation is therefore not pre-empted)

NOW, THEREFORE, BE IT FOUND AND DETERMINED that such amendments to and deviations from the California Building Standards Code, 2007 Edition are reasonably necessary due to the following:

A. CLIMATIC

The City, on an average, experiences an approximate annual rainfall of 16-18". This rainfall can normally be expected between October and May. During the summer months, one can anticipate no measurable precipitation at all. The dry period average temperatures range from 70^N to 90^N Fahrenheit. These temperatures are many times accompanied by light and gusty prevailing westerly winds, which are stronger in Vallejo than typical in the state due to its position geographically at the north shore of San Pablo Bay and the south end of valleys near the Central Valley. These consistent dry winds, coupled with neighborhoods or predominately wood and wood shingle residential dwellings, as well as many open areas of dry grassy slopes and fields, create a hazardous fuel condition. With more and more development, wind driven fires could have severe consequences, as has been demonstrated in similar areas statewide. To mitigate the potential life safety hazards in buildings with 5 stories of residential units over 2 stories of commercial space, it is reasonably necessary to increase the capacity and the flow of the fire sprinkler system and reduce the distance to exits as required by the 2007 California Building Code.

These concerns justify the deviations from the California State Building Standards as found in section:

12.04.050 (amendment to Building Code- re fire measures, automatic fire sprinkler increase; protection of openings, etc....)

B. GEOLOGICAL

The City of Vallejo is subject to ground tremors from large seismic events on the San Andreas, Hayward and Calaveras faults, the major active faults in the San Francisco Bay Area. In the City itself, there is the active West Napa Fault. The largest recorded earthquake in this immediate area occurred on the San Andreas Fault on October 17, 1989, a 7.1 magnitude. The U.S. Geological Survey (USGS) has identified a 70% probability of a major earthquake occurring in the region within the next 30 years. The potential for earthquakes influences fire protection planning as a major seismic event would create a city-wide demand on fire protection service which would be beyond the response capacity of the fire department.

The City of Vallejo is situated just off San Pablo Bay, adjacent to the Napa and Sacramento Rivers. The easterly boundary of the City is comprised of steep hilly terrain. This, combined with clay soils that are subject to high levels of swelling and shrinking, create the potential for firewall and fire door misalignment and separation and unpredictable soils movement. Areas subject to severe sliding include the Sandy Beach area and hillsides of the Blue Rock Springs Corridor, as well as unstable soils in all areas along the waterfront.

These concerns justify the deviations from the California State Building Standards as found in section:

12.04.050 Building Code re: fire walls/ fire door misalignments; seismic detection, etc...

C. TOPOGRAPHICAL

Vegetation, in the form of high weeds, grasses and brush, is common in the hilly areas of Vallejo. Many of these areas are adjacent to buildings with combustible wood shake or shingle roofs subject to exposure from a hostile fire.

Surface features, such as freeway overpasses, bridges, roads, subdivisions and shopping centers, affect the ability of fire companies to respond within an acceptable period of time. Structural collapse of driving surfaces would delay emergency responses from fire stations throughout the City of Vallejo. Structural roadway collapses would also delay or eliminate the response of the surrounding mutual aid departments that assist us when needed. Local conditions include a land mass bordered by water on the western and southern ends, which promotes moderate to strong winds and gusts throughout much of the year and hilly/ mountainous topography on the northern and eastern end, and within this region several major traffic corridors are contained, including highways 80, 780, 29, 37, and several major parkways, including Redwood Parkway and Curtola Parkway, and other major traffic corridors which increase the noise level for the residential housing located in their proximity,

These concerns justify the deviations from the California State Building Standards as found in sections:

§12.04.144 Amendment to 2007 California Building Code regarding Impact sound insulation.

12.04.146 Amendment to 2007 California Building Code regarding Tested assemblies.

In Downtown Vallejo, the area consists of varied topography which strictly limits the types of development which may successfully occur. The topography includes steep hills in the eastern historic district and northern historic St Vincent's hill area. The southwest boundary is limited by the Napa River as it heads into the San Pablo Bay. Thus, local conditions include much of the surrounding hilly terrain covered by historic structures. The topographical, historic and economic requirements to develop this small but crucial downtown area necessitate a deviation from the California Building Code to allow for a height adjustment while mitigating any fire danger concerns by requiring a warning system and reduction of the distance to exits as required by the 2007 California Building Code to provide for early detection and increased initial fire control capacity.

These concerns justify the deviations from the California State Building Standards as found in section:

12.04.050 (Building Code) Amendment regarding Mixed type of Construction

BE IT FURTHER FOUND AND DETERMINED that the amendment of the 2007 California Building Standards Code is exempt from the California Environmental Quality Act pursuant to section 15061(b)(3) of Title 14 of the California Code of Regulations.

NOW, THEREFORE, BE IT RESOLVED that the following Chapters of the Vallejo Municipal Code are hereby REPEALED:

12.04 (Building Code),
 12.05 (2001 California Building Standards Code, Title 24, Parts 7, 8, 10 and 12) ,
 12.12, (Electrical Code)
 12.16, (Plumbing Code)
 12.20, (Mechanical Code)
 12.28, (Fire Code)
 12.32, (Moving Buildings)
 12.44, (Swimming Pools)
 12.48, (Building Security)
 and 12.50 (Mare Island Building and Fire Code Compliance)

BE IT FURTHER RESOLVED that an ordinance of the City of Vallejo AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO REPEALING CHAPTERS 12.04, 12.05, 12.12,12.16, 12.20, 12.28, 12.32, 12.44, 12.48, AND 12.50, and RE-ENACTING AND AMENDING CHAPTERS OF THE VALLEJO MUNICIPAL CODE AND ADOPTING BY REFERENCE THE CALIFORNIA CODE OF REGULATIONS TITLE 24, 2007 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (See Exhibit A) including certain parts, with justified amendments and deviations as set forth in this resolution is hereby held on first reading, adopting , amending and/or re-enacting the following Chapters:

12.02 Building Standards
 12.04 Building Code [amended]
 12.07 Seismic Hazard Identification and Mitigation... [amended]
 12.12 Electrical Code [amended]
 12.16 Plumbing Code [amended]
 12.20 Mechanical Code [amended]
 12.28 Fire Code [amended]

BE IT FURTHER RESOLVED that upon second reading, the Vallejo City Clerk is directed to immediately file a copy of this resolution and the ordinance with the California Building Standards Commission in compliance with California Health and Safety Code section 17958.7.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO REPEALING CHAPTERS 12.04, 12.05, 12.12, 12.16, 12.20, 12.28, 12.32, 12.44, 12.48, AND 12.50, and RE-ENACTING AND AMENDING CHAPTERS OF THE VALLEJO MUNICIPAL CODE AND ADOPTING BY REFERENCE THE CALIFORNIA CODE OF REGULATIONS TITLE 24, 2007 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE INCLUDING THE FOLLOWING PARTS:

PART 2 California Building Code including the Appendix Chapters (see Chapter 12.04)

PART 3 California Electrical Code including the Appendix Chapters (see Chapter 12.12)

PART 4 California Mechanical Code including the Appendix chapters (see Chapter 12.20)

PART 5 California Plumbing code including the Appendix Chapters (see Chapter 12.16)

PART 8 California Historical Building Code (See Chapter 12.07)

PART 10 California Existing Building Code including the Appendix Chapters (see Chapter 12.07)

AND AMENDING THOSE PORTIONS OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24 AS IDENTIFIED HEREIN.

WHEREAS, the State of California requires by its Government Code that the City adopt the latest State building codes; and

WHEREAS, the State of California has adopted and published the 2007 California Building Standards Code, and for non state-regulated buildings, structures and applications, except as modified by local ordinance the standards in the California Code of Regulations, Title 24, Parts 2,3,4,5,6,9 and 10 apply to all occupancies and applications not regulated by a state agency, and

WHEREAS, The standards in the California Code of Regulations Part 8 (California Historical Building Code) contain standards that will aid in providing acceptable

rehabilitative alternatives for historic buildings, even though the City of Vallejo is not mandated to adopt them; and

WHEREAS, the State of California allows local jurisdictions to amend said codes in accordance with Health and Safety Code Section 18941.5(b) where necessary to reasonably address adverse local conditions related to climate, geology, and/or topography; and

WHEREAS the City Council has made the necessary findings to support the proposed amendments and deviations from the requirements imposed by the California State Building Standards Code as evidenced in the attached resolution; and

WHEREAS, the City also finds the need to modify or add certain administrative provisions in order to effectively enforce the regulations contained in the 2007 State codes; and

WHEREAS, this ordinance repeals the current building, electrical, mechanical, plumbing, and fire codes and amendments thereto and adopts the new 2007 California Building Standards Code, including the California Building Code, the California Electrical Code, California Mechanical Code, California Plumbing Code, and California Fire Code with permissible local amendments; and

WHEREAS, enforcement of the 2007 California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, and California Fire Code are mandated by the State to commence on or before January 1, 2008; and

WHEREAS, the City finds that it is most effective and practical for the public to commence enforcement of the City's code amendments on the same effective date as the State code, and the proposed amendments will aid persons in determining the applicable standards by reducing confusion,

NOW, THEREFORE, the City Council of the City of Vallejo, California, does hereby ordain as follows:

SECTION 1.00 . A new Chapter 12.02 of the Vallejo Municipal Code is hereby added, enacted and entitled to read:

Chapter 12.02

Building Standards

12.02.010 Purpose and Authority

12.02.020 Citation

- 12.02.030 Applicability**
- 12.02.040 Conflicts with other laws**
- 12.04.050 Building official**
- 12.04.060 Relation to zoning ordinance**
- 12.04.070 Meaning of terms**
- 12.04.080 Violations and penalties**
- 12.04.090 To whom permits shall be issued**
- 12.04.100 Permit fees**

SECTION 1.01 § 12.02.010 of the City of Vallejo Municipal Code is re-enacted and amended to read as follows:

“12.02.010 Purpose and Authority.

The purpose of this Ordinance, set forth in Title 12 of the Vallejo Municipal Code, is to adopt by reference the 2007 edition of the California Building Standards Code, Title 24 of the California Code of Regulations, subjects to the definitions, clarifications, and the amendments set forth in this Title. The purpose of such is also to provide minimum requirements and standards for the protection of the public safety, health, property and welfare of the city of Vallejo. This Ordinance is adopted under the authority of the Charter of the City of Vallejo, and under the authority of California Government Code Subsection 50022.2 and California Health and Safety Code section 18941.5

SECTION 1.02 § 12.02.015 of the City of Vallejo Municipal Code is re-enacted and amended to read as follows:

“12.02.015 Citation

Title 24 of the Vallejo Municipal Code, and all the chapters herein, shall be known as the City of Vallejo Building Standards Code and may be cited as such, and will be referred to herein as “this Code.””

SECTION 1.03. § 12.02.020 of the City of Vallejo Municipal Code is re-enacted and amended to read as follows:

“12.02.020 Applicability

The State of California has adopted and published the 2007 California Building Standards Code, and for non state-regulated buildings, structures and applications, except as modified by this chapter, the standards in the California Code of Regulations, Title 24, Parts 2,3,4,5,6,9 and 10 apply to all occupancies and applications not regulated by a state agency. As amended and incorporated into this Title, this Code shall be the exclusive source of regulations for all new construction and any alterations, repairs, relocations, or reconstruction of any such building or any portion thereof including any electrical, mechanical, gas, plumbing, or fire protection equipment installed on any property or used on or within any building.”

SECTION 1.04. § 12.02.030 of the City of Vallejo Municipal Code is re-enacted and amended to read as follows:

“12. 02.030 Conflicts with other laws.

In the event of any conflict between this Code and any law, rule or regulation of the State of California, that requirement which establishes the higher standard of safety shall govern. Failure to comply with such standard of safety shall be a violation of this Code. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Vallejo hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.”

SECTION 1.05. § 12.02.040 of the City of Vallejo Municipal Code is re-enacted and amended to read as follows:

“12.02.040 Building official.

The office of the building official heretofore created and established is continued in existence, and the building official is authorized and directed to enforce all of the provisions of the 2007 California Building Standards Code, as adopted by the City of Vallejo, including the 2007 California Building, Electrical, Plumbing, Mechanical, Energy, Fire, Existing Building, Referenced Standards and Historical Codes contained in this code, as amended, and for such purpose the building official and his/her deputies shall have the powers of a police officer. The responsibility for

enforcement of building standards adopted by the State Fire Marshall and published in the California Building Standards Code relating to fire and panic safety and other regulations of the Office of the State Fire Marshall as set forth in section 111.2.1.1(1) of the California Building Code is delegated to the building official and his/her deputies"

SECTION 1.06. § 12.02.050 of the City of Vallejo Municipal Code is re-enacted and amended to read as follows:

"12.02.050 Relation to zoning ordinance.

In case any ordinances of the city of Vallejo adopting a zoning or districting plan either now or hereafter applies regulations to the use, type, and/or height, and/or bulk of buildings and/or to the yards and open spaces required about buildings which are more restrictive than the corresponding provisions of this chapter, then such provisions of such ordinances adopting a zoning or districting plan shall control."

SECTION 1.7. §§ 12.02.060 of the City of Vallejo Municipal Code is re-enacted and amended to read as follows:

"12.02.060. Meaning of terms.

Whenever any of the following names or terms are used in the 2007 California Building Standards Code including the Electrical, Plumbing, Mechanical, Energy, Fire, Existing Building, Referenced Standards and Historical Codes referenced in this chapter and in the subsequent chapters contained in this code, such name or term shall be deemed or construed to have the following meaning:

- A. "City of _____" or "city " means the city of Vallejo.
- B. "County of _____" means county of Solano, state of California.
- C. "State of _____" means the state of California
- D. "City Council" means the city council of the city of Vallejo.

SECTION 1.08 §§ 12.02.070 of the City of Vallejo Municipal Code is re-enacted and amended to read as follows:

"12.02.070 Violations and penalties.

- a) Violations.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

b) Penalties.

Any person, firm or corporation violating any provision of this Code shall be deemed guilty of any infraction or a misdemeanor, as determined by the Chief Building Official, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

SECTION 1.09. §§ 12.02.080 of the City of Vallejo Municipal Code is re-enacted and amended to read as follows:

"12.02.080 To whom permits shall be issued.

(1) No permit under this Code shall be issued to any person to do or cause to be done any work regulated by this Code, except to a person holding a valid unexpired and unrevoked license issued by the State of California.

(2) A permit may be issued to a properly licensed person not acting in violation of any current contractor's licensing law.

(3) Any permit required by this Code may be issued to any person to do any work regulated by this Code provided that any such person is the bona fide owner of any such property, is constructing or improving structures thereon, or appurtenances thereto, and who does such work him/herself or through his/her own employees with wages as their sole compensation; provided that such structure, or structures, with or without the appurtenances thereto, is not intended or offered for sale and is owner-occupied.

SECTION 1.100 § 12.02.090 of the City of Vallejo Municipal Code is re-enacted and amended to read as follows

"12.02.090 Permit fees.

The fees chargeable for permits required by this Code shall be set by resolution of the city council and shall be paid to the commercial services

division of the city's finance department at the time the application for a permit is being processed. The fees charged shall be those in effect at the time the permit is issued."

SECTION 2.00. Chapter 12.04 of the Vallejo Municipal Code is hereby Repealed. A new Chapter 12.04 is hereby enacted, adopted and entitled as follows.

“Chapter 12.04

Building Code

12.04.040 Adoption of California Building Code

12.04.050 Amendment to 2007 California Building Code regarding Mixed type of construction

12.04.144 Amendment to 2007 California Building Code regarding Impact sound insulation

12.04.146 Amendment to 2007 California Building Code regarding Tested Assemblies”

SECTION 2.01. § 12.04.040 of the City of Vallejo Municipal Code is re-enacted and amended to read as follows:

“12.04.040 Adoption of California Building Code

The California Building Code, 2007 Edition, --including among the appendices, Appendix Chapter1 (Administrative) as modified, Appendix Chapter C; (Group U-Agricultural Buildings), Appendix Chapter G; (Flood-Resistant construction),Appendix Chapter I; (Patio Covers), --as published by the International Code Council (ICC) as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Part 2 of Title 24 of the California Code of Regulations is hereby adopted by reference and incorporated in this Code as the City of Vallejo Building Code, except as expressly amended or superseded by the provisions of this Chapter. One (1) copy of said code and amendments is on file in the office of the City Clerk of the City of Vallejo, California, for use and examination by the public. All References to the 2007 California Building Code (CBC) contained within this Chapter shall be references to the California Building Code, 2007 Edition, as described in this section.”

SECTION 2.02. § A new 12.04.050 of the City of Vallejo Municipal Code is re-enacted and adopted read as follows:

“12.04.050 Amendment to 2007 California Building Code regarding Mixed type of construction.

Section 602 of the 2007 California Building Code is amended to read as follows:

602 Construction Classification.

The provisions in this section shall permit the use of special conditions that are exempt from, or modify, the specific requirements of this chapter regarding the allowable heights and areas of buildings based on the occupancy classification and type of construction, provided the special condition complies with the provisions specified in this section for that special condition and other applicable requirements of this code.

602.1.1 Minimum Requirements. When a building contains more than one distinct type of construction, the area of the entire building shall not exceed the least area permitted for the types of construction involved.

Exception: Each portion of a building separated by one or more area separation walls as specified in Section 508 and 509 may be considered a separate building for the purpose of classification of types of construction. The fire-resistive time period for such type of construction separation shall not be less than the most restrictive requirement in Section 508.3 and 705 based on the types of construction involved.

602.1.2 Automatic Sprinkler Increase. The maximum area, height and number of stories of buildings protected with an approved automatic sprinkler system throughout, shall not exceed the limits set forth in Chapter 5.

Exceptions: 1. For group R-1, M and B Occupancies, the number of stories can be increased by a maximum of two stories provided all of the following conditions are met:

1.1 The structures are located in the City of Vallejo Downtown area bordered by Sonoma Boulevard East, Capital Street North, Santa Clara Street West, York Street South as approved and amended by the City Council; and

1.2 The area increases for the sprinkler system are not permitted when this exception is used, however the basic area for the use may be increased by 25% over the area listed in Table 704.8; and

1.3 The building is sprinkled in accordance with NFPA 13 Standards, and quick response sprinkler heads are installed; and

1.4 The height in feet may be increased to 65 feet, which if constructed over Type I or Type II construction in accordance with the provisions of section 602.1.3 may be measured from the top of the 3-hour-fire-resistive horizontal separation, provided the finished floor of the highest occupied floor (or occupied roof) does not exceed 75 feet from lowest Fire Department Access to the building. Roof decks with an occupant load of less than 10 may be located above the 75 feet; and

1.5 The travel distance in accordance to Section 1006.1.2 is reduced 50% (0.50) for Group R-1 and M, and 40% (0.40) for Group B.

602.1.3 Group A, B, M, R-1, S-3 with Groups B, M or R-1 above. A structure may be divided into two separate and distinct buildings, upper and lower, for the purpose of determining area limitations, continuity of firewalls, limitation of number of stories and type of construction, when all of the following conditions are met:

1. The structures are located in the City of Vallejo Downtown area bordered by Sonoma Boulevard East, Capital Street North, Santa Clara Street West, York Street South as approved and amended by the City Council; and

2. The lower building is constructed of Type I or Type II construction and is separated from the upper building with a horizontal assembly having a minimum 3-hour fire resistance rating. Openings in the horizontal assembly having a minimum 3-hour-fire-resistance rating shall be protected by shaft, stairway, ramp or escalator enclosures extending above and below such openings. The walls of such enclosures shall have not less than a 2-hour-fire-resistance rating and openings therein shall be protective having a minimum 1 1/2-hour fire-protection rating; and

Exception: 1. Where the walls of such enclosures extending below the horizontal assembly having a minimum 3-hour fire resistance rating to the foundation are provided with a fire-resistance rating of not less than 3-hour with openings therein protected as required for walls forming a 3-hour fire barrier, the enclosure walls extending above such floor used as the horizontal assembly having a minimum 3-hour fire-resistance

rating shall be permitted to have a 1-hour fire-resistance rating provided:

1.1 The upper building is not required to be of Type I or Type II construction; and

1.2 The enclosure walls do not enclose an exit stairway, a ramp or an escalator required to have enclosure walls with not less than a 2-hour fire-resistance rating.

3. The upper building contains only Group B, M, or R-1; and

4. The lower building contains only Group A, B, M, R-1, or S-3 parking garages used exclusively for the parking and storage of private motor vehicles; and

Exception: Entry lobbies, mechanical rooms and similar uses incidental to the operation of the building shall be permitted.

5. The maximum upper building height in feet shall not exceed 65 feet in height measured from the top of the 3-hour-fire-resistive horizontal separation, provided that the finish floor level of the highest occupied floor (or occupied roof) shall not exceed 75 feet above the lowest fire department access to the building. Roof decks with an occupant load of less than 10 may be located above the 75 feet; and

6. When the structural system is constructed according to the provisions of chapter 23, the structural framing shall be designed to reduce shrinkage through the use of manufactured wood products and kiln dried wood within the floor and wall systems, and structural design calculations shall be provided demonstrating that the proposed structural system for buildings constructed in accordance with the provisions of section 601.2, will not compromise the general performance of the structure, including the mechanical, electrical and plumbing systems.

602.1.4 Seismic Detection. All structures described in Section 602.1.3 are required to install an earthquake early warning system during new construction or upgrade. An acceptable early warning system shall have the following capabilities:

1. This system shall be capable of detecting the start of an earthquake before the arrival of dangerous shock waves (using P-wave detection or a functionally equivalent technique); and

2. The system shall have the ability to discriminate between earthquakes and man-made vibrations to prevent false positive results; and
3. The system shall have the ability to discriminate between minor and major earthquakes to avoid generating any unnecessary alerts; and
4. The system shall be stand-alone, requiring no communication with remote systems to be able to detect an earthquake and perform its function (to ensure maximum reliability during disasters and especially to ensure operation for aftershocks); and
5. The system shall be capable of generating audible and visual alerts to warn occupants; and
6. The system shall have the ability to control automated systems as required to mitigate earthquake damages; and
7. The system shall have the ability to shut off and monitor gas lines; and
8. The systems alerts and automated responses shall be customizable as required for each facility; and
9. The system shall have the ability to be remotely monitored both before and after the earthquake; and
10. The system shall have the ability to provide information about the earthquake and the system's response to it as part of post-earthquake diagnosis.

602.1.5 Protection of Openings. Exterior walls of buildings complying with Section 704.8 shall have opening protection as required by Table-704.8

Exception: Exterior walls of Group S, Division 3 parking garages in the Type I or Type II portion of the building may have opening protection as required for the portion of the building above the three-hour occupancy separation, provided the Type I or Type II portion of the building is protected by an automatic sprinkler system conforming to NFPA 13 Standards, and quick response sprinkler heads are installed.

SECTION 2.04. § 12.04.060 to 12.142 of the City of Vallejo Municipal Code are repealed.

SECTION 2.05. A new § 12.04.144 of the City of Vallejo Municipal Code is re-enacted and adopted to read as follows:

§12.04.144 Amendment to 2007 California Building Code regarding Impact sound insulation.

a) **1207** “All separating floor-ceiling assemblies between separate units or guest rooms shall provide impact sound insulation equal to that required to meet an Impact Insulation Class (IIC) of 59 (54 if field tested) as defined to ASTM-E-90, ASTM-E-492 and ASTM-E-336. Floor coverings may be included in the assembly to obtain the required ratings and must be retained as a permanent part of the assembly and may be replaced only by other floor covering that provides the same sound insulation required above.”

SECTION 2.06. A new § 12.04.146 of the City of Vallejo Municipal Code is enacted and adopted to read as follows:

12.04.146 Amendment to 2007 California Building Code regarding Tested assemblies.

a) **1207.9** “Field or laboratory tested wall or floor-ceiling designs having an STC or IIC of 59 or more may be used without additional field testing when, in the opinion of the building official, the tested design has not been compromised by flanking paths. Tests may be required by the building official when evidence of compromised separations is noted.”

SECTION 3.0. Chapter 12.05, existing §§ 12.05.010 through 12.05.060 of the City of Vallejo Municipal Code are hereby repealed.

Chapter 12.05

2001 CALIFORNIA BUILDING STANDARDS CODE,

TITLE 24, PARTS 7, 8, 10 AND 12”

(repealed)

SECTION 4.00 A new Chapter 12.05 of the City of Vallejo Municipal Code is added, adopted and entitled to read as follows:

Chapter 12.05

**PLACARDS USED TO DENOTE CONDITIONS RELATED TO CONTINUED
OCCUPANCY OF BUILDINGS**

- | | |
|-----------------|-----------------------------------|
| 12.05.01 | Intent. |
| 12.05.02 | Application of provisions. |
| 12.05.03 | Definitions. |
| 12.05.04 | Placards. |

SECTION 4.01 § 12.05.01 of the City of Vallejo Municipal Code is amended to read as follows:

“12.05.01 Intent.

This chapter establishes standard placards to be used to indicate the condition of a structure for continued occupancy. The chapter further authorizes the Chief Building Official and his or her authorized representative to post the appropriate placard at each entry point to a building or structure upon completion of a safety assessment. This can be due to a large scale natural event, a single accident, or dilapidated property maintenance, which may cause harm or jeopardize the safety of the occupant. “

SECTION 4.02 § 12.05.02 of the City of Vallejo Municipal Code is amended to read as follows:

“12.05 .02 Application of Provisions.

The provisions of this chapter are applicable to all buildings and structures of all occupancies regulated by the City of Vallejo. The City Council may extend the provisions as necessary.”

SECTION 4.03 § 12.05.03 of the City of Vallejo Municipal Code is amended to read as follows:

“12.05.03 Definitions.

Safety assessment means a visual, non-destructive examination of a building or structure for the purpose of determining the condition for continued occupancy.”

SECTION 4.04 § 12.05.04 of the City of Vallejo Municipal Code is amended to read as follows:

“12.05.04 Placards.

- a) The following is verbal description of the official jurisdiction placards to be used to designate the condition for the continued occupancy of buildings or structure.
1. **INSPECTED -- Lawful Occupancy Permitted** is to be posted on any building or structure wherein no apparent structural hazard has been found. The placard is not intended to mean that there is no damage to the building or structure.
 2. **RESTRICTED USE** is to be posted on each building or structure that has been damaged wherein the damage has resulted in some form of restrictions to the continued occupancy. The individual who posts this placard will note in general terms the type of damage encountered and will clearly note the restrictions on continued occupancy.
 3. **UNSAFE -- Do Not Enter or Occupy** is to be posted on each building or structure that has been damaged such that continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the Chief Building Official, or his or her authorized representative. Safety assessment teams shall be authorized to enter these buildings at any time. This placard is not to be used or considered as a demolition order. The individual who posts this placard will note in general terms the type of damage encountered.
- b) This ordinance number, the name of the jurisdiction, its address, and phone number shall be permanently affixed to each placard.
- c) Once it has been attached to a building or structure, a placard is not to be removed, altered or covered until done so by an authorized representative of the Chief Building Official. It shall be unlawful for any person, firm or corporation to alter, cover or deface a placard pursuant to this section.”

[There is no action taken regarding Chapter 12.06 of the City of Vallejo Municipal Code

Chapter 12.06

ABATEMENT OF DANGEROUS BUILDINGS CODE

(NO CHANGE)]

SECTION 5.0 § Chapter 12.07 of the Vallejo Municipal Code is hereby amended and enacted as follows:

“12.07 SEISMIC HAZARD IDENTIFICATION AND MITIGATION PROGRAM FOR UNREINFORCED MASONRY BUILDINGS”

12.07.010 Findings and determination.

12.07.020 Purpose.

12.07.030 Definitions.

12.07.040 Scope of program.

12.07.050 Building owner notification.

12.07.060 Recording.

12.07.070 Engineering reports.

12.07.080 Letters of intent.

12.07.090 Initial hazard reduction.

12.07.100 City’s review of engineering reports and letters of intent.

12.07.110 Building tenant notification.

12.07.120 Violations and penalties.

12.07.130 Progress reports to city council.

12.07.140 Interpretations.

12.07.150 URM appeals.

12.07.160 Qualified time extension.

12.07.170 Engineering Standards

12.07.180 Format for Engineering Reports

”

[There is no action taken regarding §§ 12.07.010 and 12.07.020 of the City of Vallejo Municipal Code]

SECTION 5.01. §12.07.030 of the City of Vallejo Municipal Code is amended to read as follows:

“12.07.030 Definitions.

For purposes of this Chapter the following definitions shall apply, in addition to the definitions contained in the latest California State Building Code, the California Existing Building Code and the California Historical Building Code adopted by the City of Vallejo:

A. "Civil engineer" and "Structural engineer" are licensed civil and structural engineers registered by the state of California pursuant to the rules and regulations set forth in Chapter 7, Division 3 of the California Business and Professions Code as described in Part 1 of Title 24 of the California Building Standards Administrative Code.

B. "The California Existing Building Code", All References to the California Existing Building Code (CEBC) contained within this Chapter shall be references to the California Existing Building Code as contained in California Code of Regulations, Title 24, Part 10, 2007 Edition.

C. "The California Historical Building Code". All references to the California Historical Building Code (CHBC) contained within this Chapter shall be references to the California Historical Building Code as contained in California Code of Regulations, Title 24, Part 8, 2007 Edition.

D. "Unreinforced masonry (URM) building" means any building containing walls and/or columns constructed wholly or partially of masonry without at least fifty percent of the reinforcement required by the most current edition of the California Existing Building Code adopted by the city, and includes:

1. Unreinforced brick masonry;
2. Unreinforced concrete masonry;
3. Hollow clay tile;
4. Adobe or unburned clay masonry;
5. Stone masonry;

E. "Risk categories" are defined as follows:

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1. "Essential building" means any building housing a hospital or other medical facility having surgery or emergency treatment areas; fire or police stations; municipal government disaster operation and communication centers.

2. "High risk building" means any building not classified as an essential building, having an occupant load of one hundred persons or more, and in consideration of the following criteria:

- a. Public or pedestrian exposure to the building;
- b. Quality of construction materials or techniques;
- c. Configuration of structure to resist seismic forces.

3. "Medium risk building" means any building not classified as an essential building, having an occupant load of twenty persons or more, and in consideration of the following criteria:

- a. Public or pedestrian exposure to the building;
- b. Quality of construction materials or techniques;
- c. Configuration of structure to resist seismic forces.

4. "Low risk building" means any building not classified as an essential building, having an occupant load of less than twenty persons and in consideration of the following criteria;

- a. Public or pedestrian exposure to the building;
- b. Quality of construction materials or techniques;
- c. Configuration of structure to resist seismic forces.

SECTION 5.02 § 12.07.040 of the City of Vallejo Municipal Code is amended to read as follows:

12.07.040 Scope of program.

Owners of all URM buildings in the city, except as exempted below, shall be required to have an engineering report submitted to the city's building division, to determine the existence, nature, extent and severity of structural deficiencies in their buildings' capacities for earthquake resistance which could result in damage or collapse with possible injury or loss of life.

A. Exempted Buildings. The following buildings are exempted from complying with this chapter:

- 1. Residential buildings with five or fewer dwelling units;

2. Warehouses or similar structures not used for human habitation, except for warehouses or structures housing emergency services equipment or supplies;
3. Buildings which have already been structurally upgraded in substantial accordance with either the California Existing Building Code, the 2007 California Building Code or to the 1973 or later edition of the UBC or the City of Los Angeles Division 88 Standard for URM Buildings.

SECTION 5.03 § 12.07.050 of the City of Vallejo Municipal Code is amended to read as follows:

“12.07.050 Building owner notification

Owners of buildings included in the scope of this program shall be notified by the building division of the city of Vallejo that each such building has been included in the city’s list of potentially hazardous URM buildings, and is required to have an engineering report submitted to the city.”

[There is no action taken regarding § 12.07.060 of the City of Vallejo Municipal Code]

SECTION 5.04 § 12.07.065 of the City of Vallejo Municipal Code is amended to read as follows:

2.07.065 Newly found buildings.

Unreinforced Masonry Buildings that are newly found, or have come into the jurisdiction of the City of Vallejo after 1994 must comply with the current Building and Fire Code requirements for the occupancy classification including fire, life, safety, sanitation, and accessibility requirements at the time the building is occupied. The mitigation time lines per section 12.07.090 shall start at the time of the discovery of the URM building. If the building is not occupied the mitigation time lines will start at the time the building is occupied.

SECTION 5.05. § 12.07.070 of the City of Vallejo Municipal Code is amended to read as follows:

“12.07.070 Engineering reports.

Owners of identified buildings shall submit engineering reports to the building division of the city as follows:

A. Time Frame. Engineering reports shall be submitted within twelve months of the date of notification by the building official, or such additional time as the building official deems necessary and proper provided the owner has submitted a signed contract with the engineer for preparation of the report.

B. Authorized Preparers. Engineering reports shall be prepared by civil or structural engineers, as previously defined herein, who are familiar with seismic analysis and design.

C. Purpose. The purpose of each such engineering report shall be to investigate, in a thorough and unambiguous fashion, a building's structural systems that resist earthquake forces, and to evaluate their adequacy to resist the seismic design forces as specified herein.

D. Engineering Standards. The engineering standards to be used in preparation of engineering reports shall be the most current edition of the California Existing Building Code as adopted by the city, as referenced in Vallejo Municipal Code section 12.07.170

E. Format. The format for engineering reports shall be as outlined in Appendix B of this chapter, or other equivalent format approved in writing by the building official.

F. Other. Submit bid(s) from licensed contractor(s).

[There is no action taken regarding §§12.07.080 through 12.07.160: no change]

SECTION 5.06. "Appendix A: Engineering Standards" of Chapter 12.07 of the City of Vallejo Municipal Code is hereby repealed.

SECTION 5.07 §12.07.170 is hereby added to the City of Vallejo Municipal Code to read as follows:

"§12.07.170 Engineering Standards

For purposes of preparing engineering reports on URM buildings for the City of Vallejo, the applicable engineering standards are found in the 2007 Existing Building Code, including Appendix Chapter A1 and Referenced Standards as contained in the California Code of Regulations, Title 24, Part 10."

SECTION 5.08 §12.07.180 is hereby added to the City of Vallejo Municipal Code to read as follows:

“§12.07.180 Format for Engineering Reports

Engineering reports on URM buildings in the City of Vallejo shall incorporate the following format:

a) DATA SHEET

This sheet contains general information about the building, including its address, use/occupancy, date of original construction, dates of any subsequent structural alterations, names and addresses of the building's designers, if known, building area, number of stories, and occupant load calculations.

b) BUILDING CONFIGURATION

1) Configuration. Include descriptions of the building's size, shape, arrangements of structural elements, and irregularities or discontinuities, nonstructural elements (appendages, parapets, facades), and adjacent building if relevant.

2) Materials. Indicates types, ages and present-day observed conditions.

3) Site Geology. Provide information as required by the building official for any special site or soil conditions, landslide activity or earthquake fault proximity.

c) PLANS OF EXISTING CONSTRUCTION

The following plans shall be included, to the degree of detail required to adequately show the seismic integrity of the existing conditions:

1. Site plan
2. Roof plan
3. Floor plan (for each level)
4. Roof framing plan
5. Floor framing plan (for each level)
6. Foundation plan
7. Exterior elevations
8. Wall elevations (of any interior URM walls)
9. Structural building section(s)
10. Structural details (as needed)

d) CALCULATIONS TO CHECK EXISTING CONSTRUCTION

Structural calculations shall include the following:

1. Derivation of earthquake demand (seismic design) forces and their distribution to resisting elements and connections.
2. Capacities of existing resisting elements and connections. Include materials testing results.
3. Capacity/demand ratios (factors of safety) for existing elements and connections.

e) **CONCLUSIONS AND RECOMMENDATIONS**

Describe areas found by analysis to be deficient in their ability to withstand prescribed seismic forces. Discuss in general terms the alternatives available for mitigation of these inadequacies, and the engineer's recommendations for most suitable solutions.

Note: Each engineering report shall bear the signature and professional registration number, including its expiration date, of the responsible civil or structural engineer.

[There is no action taken regarding Chapter 12.08 of the City of Vallejo Municipal Code

CHAPTER 12.08

HOUSING CODE

(NO CHANGE)]

SECTION 6.00 Chapter 12.12 of the City of Vallejo Municipal Code is hereby repealed. A new Chapter 12.12 is enacted and adopted to read as follows:

**“Chapter 12.12
ELECTRICAL CODE”**

SECTION 6.01 § 12.12.010 of the City of Vallejo Municipal Code is amended to read as follows:

12.12.010 Adoption of the California Electrical Code

The California Electrical Code, 2007 Edition, and its appendices, as amended and appearing in the 2007 California Building Standards Code, California Code of Regulations Title 24, Part 3, including appendices, is hereby adopted and incorporated herein by reference, save and except such portions as are deleted, modified or amended; as the city electrical code. One copy of said code and amendments is on file in the office of the city clerk of the city of Vallejo, California, for use and examination by the public.

SECTION 7.00§ Chapter 12.16 of the City of Vallejo Municipal Code is hereby repealed. A new Chapter 12.16 is enacted and adopted to read as follows:

**“Chapter 12.16
PLUMBING CODE”**

12.16.010 of the City of Vallejo Municipal Code is added to read as follows:

12.16.010 Adoption of the California Plumbing Code

The California Plumbing Code, 2007 Edition, and its appendices, as amended and appearing in the 2007 California Building Standards Code, California Code of Regulations Title 24, Part 5, is hereby adopted and incorporated herein by reference, save and except such portions as are deleted, modified or amended; as the city plumbing code. One copy of said code and amendments is on file in the office of the city clerk of the city of Vallejo, California, for use and examination by the public.

SECTION 8.00 § Chapter 12.20 of the City of Vallejo Municipal Code is hereby repealed. A new Chapter 12.20 is enacted and adopted to read as follows:

**“Chapter 12.20
MECHANICAL CODE”**

SECTION 8.01 § 12.20.010 of the City of Vallejo Municipal Code is amended to read as follows:

12.20.010 Adoption of the California Mechanical Code

The California Mechanical Code as amended and appearing in the 2007 California Building Standards Code, and all its appendices, California Code of Regulations Title 24, Part 4, is hereby adopted and incorporated herein by reference, save and except such portions as are deleted, modified or amended; as the city mechanical code. One copy of said code and amendments is on file in the office of the city clerk of the city of Vallejo, California, for use and examination by the public.

[There is no action taken regarding Chapter 12.24 of the City of Vallejo Municipal Code:

UNDERGROUND UTILITY INSTALLATIONS

(NO CHANGE)]

SECTION 9.00 Chapter 12.28 of the City of Vallejo Municipal Code is hereby repealed. The following text will appear to read as follows:

“[Reserved: Chapter 12.28

FIRE CODE]”

SECTION 10.00 Chapter 12.32 ; §§ 12.32.010 through 12.32.250 of the City of Vallejo Municipal Code are hereby repealed

Chapter 12.32

MOVING BUILDINGS

(REPEALED)

[There is no action taken regarding Chapter 12.36 of the City of Vallejo Municipal Code:

Chapter 12.36

SIGNS

(NO CHANGE)]

There is no action taken regarding Chapter 12.40 of the City of Vallejo Municipal Code:

Chapter 12.40

EXCAVATIONS GRADING AND FILLING

(NO CHANGE)]

SECTION 11.00 Chapter 12.44; §§ 12.44.005 through 12.44.050 of the City of Vallejo Municipal Code are hereby repealed

Chapter 12.44

SWIMMING POOLS

(REPEALED)

SECTION 12.00 Chapter 12.48; §§ 12.48.010 through 12.48.090 of the City of Vallejo Municipal Code are hereby repealed

Chapter 12.48

BUILDING SECURITY

(REPEALED)

SECTION 13.00 Chapter 12.50; §§ 12.50.010 through 12.50.060 of the City of Vallejo Municipal Code are hereby repealed

Chapter 12.50

MARE ISLAND BUILDING AND FIRE COMPLIANCE

(REPEALED)

SECTION 14. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or its application to other persons. The Council for the City of Vallejo hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, subdivisions, paragraphs, sentences, clauses or phrases, or the application thereof to any person, be declared invalid or unconstitutional.

SECTION 15. FINDINGS INCORPORATED BY REFERENCE. These amendments are based on findings adopted on this date in conjunction with the adoption of this code, incorporated herein by reference.

SECTION 16. EFFECTIVE DATE. This Ordinance shall become effective and in full force 30 days from and after its final passage, no later than on January 1, 2008. The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published as required by law.

FIRST READ at a regular meeting of the Council of the City of Vallejo held the 11th day of December, 2007 and finally passed and adopted at a regular meeting of the Council held the 18th of December, 2007.

Attachment B

The redlined version of the existing title 12 will be delivered under separate cover on Monday, December 10, 2007.



COUNCIL COMMUNICATION

Date: December 11, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Russell Sherman, Interim Fire Chief

SUBJECT: Resolution to Confirm the Final City Clerk's Assessment & List Submitted by the Weed Abatement Section of the Fire Department and Authorization to Collect All Unpaid, Confirmed Charges and Place Assessments on the Solano County Tax Roll

BACKGROUND AND DISCUSSION: Pursuant to the provisions of Chapters 7.56 and 7.60 of the Vallejo Municipal Code, the Vallejo Fire Department, Weed Abatement Section, performs weed abatement and litter removal on vacant lots and parcels of land in the City of Vallejo, as well as the unincorporated areas of Vallejo, after the notification procedures outlined in the above referenced ordinances have been completed, to reduce fire and public safety hazards. The cost of this work, including an Administrative Fee and Administrative Citation(s), is levied against the property owner.

Twice a year, the City Council considers, amends as appropriate, and confirms such lists of assessments and citations provided by the Weed Abatement Section of the Fire Department. A copy of the City Clerk's Assessment and Citation list is attached for review. Once charges are confirmed by City Council, all charges that remain unpaid, including an additional \$350 penalty per parcel, become assessments on the Solano County Tax Roll.

RECOMMENDATION: Staff recommends that the City Council adopt the attached resolution to confirm the report from the Fire Department, Weed Abatement Section, on the cost of destruction or removal of weeds and/or litter and rubbish, as well as related Administrative Citations, and the assessment list thereof, held before the City Council on Tuesday, December 4, 2007.

ALTERNATIVES CONSIDERED: None.

ENVIRONMENTAL REVIEW: Not applicable.

December 4, 2007
(k:\Fire_Prev\Hearing 12-04-07 report)

PROPOSED ACTION: Approve the Resolution to confirm the Final City Clerk's Assessment & Citation List submitted by the Weed Abatement Section of the Fire Department and authorize collection of all unpaid, confirmed charges and assessments via the Solano County Tax Roll.

DOCUMENTS AVAILABLE FOR REVIEW:

- a. Resolution
- b. Copy of City Clerk's Assessment & Citation List

CONTACT PERSON:

Russell Sherman
Interim Fire Chief
Ext. 4320
rsherman@ci.vallejo.ca.us

December 4, 2007
(k:\\Fire_Prev\\Hearing 12-04-07 report)

RESOLUTION NO. 07-

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, pursuant to the provisions of Chapters 7.56, 7.60, 1.14 and 1.15 of the Vallejo Municipal Code, a public hearing on the report from the Weed Abatement Section on the cost of destruction or removal of weeds and/or litter and rubbish, as well as related Administrative Citations, and the assessment list thereof, were held before the City Council on Tuesday, December 4, 2007 at the hour of 7:00 p.m., in the Council Chambers of City Hall, 555 Santa Clara Street, Vallejo, California; and

WHEREAS, at said hearing, the City Council considered said report and heard any and all protests or objections raised by interested parties; and

WHEREAS, the itemized statement attached hereto and made part hereof, showing work done and citations levied during the past season under the supervision of the Fire Chief in clearing weeds and/or litter and rubbish from vacant lots and parcels of land in the City of Vallejo, and showing also the cost of work done on each lot or in front or back thereof, be and the same are hereby confirmed and approved;

NOW, THEREFORE, BE IT RESOLVED, that the Vallejo City Council hereby authorizes the Fire Chief, or his authorized representative, to deliver to the assessment collection authorities of the County of Solano, a list of all confirmed charges and assessments unpaid after the fifteenth (15th) day following the date of the adoption of this resolution, including an Administrative Fee as set by City Council and any Administrative Citations levied against a property, with an additional per-parcel fee as set by City Council, to be placed on the Tax Roll as a lien against the respective properties.

December 4, 2007
(k:\\Fire_Prev\\Hearing 12-04-07 report)

VALLEJO FIRE DEPARTMENT
WEED ABATEMENT SECTION

November 21, 2007

TO: Mary Ellsworth, Acting City Clerk

SUBJECT: List of Assessments for Weed Abatement/Anti-Litter Removal Work

The following is a list of Weed Abatement/Anti-Litter work performed under Vallejo Municipal Code, Sections 7.56 and 7.60, as amended, supplied to you for the public hearing and assessment to be held at the Council meeting on Tuesday, December 4, 2007.

<u>Name</u>	<u>Parcel #</u>	<u>Invoice #</u>	<u>Amount</u>
SOWELS DAVID S & CAROLYN 3700 HILBORN RD #400 FAIRFIELD, CA 94534	51-163-11-12	3074	6,640.00
JONES ALPHONSUS 150 W. BAXTER ST VALLEJO, CA 94590	51-163-08	3113	4,570.00
MENDOZA DALLAS 130 HARRIER AVE VALLEJO, CA 94590	51-173-85	3096	480.00
FRASER LAWRENCE 85 GRACELAND SAN RAFAEL, CA 94901	51-173-88	3107	1,260.00
MIZONA DIADEM P 15 FRISBIE ST VALLEJO, CA 94590	51-173-94	3095	480.00
NAWABI SONIA 1223 GEORGIA ST VALLEJO, CA 94590	51-181-06 (FP07-1263) (FP07-1660)	3094 3112	480.00 480.00
TOVAR SHAUN M 1932 SANTA CLARA ST VALLEJO, CA 94590	51-183-15	3115	5,494.00
TATUM RICHARD 2348 GLEN WY E PALO ALTO, CA 94303	51-190-16	3075	3,134.00
FREW BRUCE & KONI TR 408 HICHBORN ST VALLEJO, CA 94590	51-204-30	3108	480.00
<u>Name</u>	<u>Parcel #</u>	<u>Invoice #</u>	<u>Amount</u>

December 4, 2007
(k:\Fire_Prev\Hearing 12-04-07 report)

KINCHEM AYODELE M ANKOANDA 109 BAXTER VALLEJO, CA 94590	51-204-32	3116	3,570.00
CROSS DANIEL P 314 FARRAGUT AVE VALLEJO, CA 94590	51-221-47	3106	3,600.00
REYES EULALIO S 130 NIGH ST VALLEJO, CA 94590	51-232-08	3076	3,963.00
NOCHE JEROME JT 421 AMBER AVE VALLEJO, CA 94589	52-122-21	3109	3,320.00
WELLS JAMES D PO BOX 492887 REDDING, CA 96049	52-172-01	3077	844.00
KITCHENS MYRNA M 100 WHITECLIFF DR VALLEJO, CA 94589	52-195-07	3111	2,290.00
PATTERSON MARCELL & Y JT 111 LA MONTANITA CT VALLEJO, CA 94589	52-270-19	3099	480.00
BRYANT CHARLENE JOYCE 128 LA CIENEGA AVENUE VALLEJO, CA 94589	53-082-05	3118	4,484.00
ANGEL OSCAR O 816 DEL MAR AV VALLEJO, CA 94589	53-142-21	3114	5,214.00
US BANK NATIONAL ASSOC TR CO COUNTRYWIDE HOME LOANS 400 COUNTRYWIDE WY SIMI VALLEY, CA 93065	53-162-05	3061	1,260.00
SAN FELIPE BEBETH F JT 100 ELENA CT VALLEJO, CA 94589	53-162-17	3091	2,290.00
DACASIN JOHN BON G JR 68 RICHARDSON DR VALLEJO, CA 94589	54-183-08	3097	480.00
<u>Name</u>	<u>Parcel #</u>	<u>Invoice #</u>	<u>Amount</u>

December 4, 2007
(k:\Fire_Prev\Hearing 12-04-07 report)

MARES ARCHIE 1465 LA VISTA AV CONCORD, CA 94521	55-031-09	3086	2,060.00
FARRAGUT HOLDINGS LLC 691 POST ST APT 603 SAN FRANCISCO, CA 94109	55-091-10-16-17-18	3110	12,226.00
ALDRICH JOEL A C 927 SIXTH AVE #15 SAN DIEGO, CA 92101	55-121-22	3119	480.00
WILLIS RALPH & MARILYN JT PO BOX 1457 ORINDA, CA 94563	56-045-12	3061	480.00
CAZARES OSCAR 1936 DAWNVIEW PL FAIRFIELD, CA 94534	56-052-19-20	3120	7,646.00
BECERRA ALBERTO 23 REBECCA LN SAN FRANCISCO, CA 94124	56-112-07	3125	1,706.00
AGUILAR DOLORES N 1041 CAROLINA ST VALLEJO, CA 94590	56-181-07	3087	2,060.00
HAAS RICHARD & CAROLYN JT 2543 HEIDE CT EL SOBRANTE, CA 94803	56-201-13	3051	1,260.00
SMITH GREGORY WILLIAM 1320 Q ST RIO LINDA, CA 95673	56-203-10	3081	1,260.00
PROUD DAVID SHAW 1945 TENNESSEE ST VALLEJO, CA 94590	57-085-08	3063	1,260.00
CORMICAN PAUL 307 MAYO AVE VALLEJO, CA 94590	57-175-29	3103	1,460.00
PARTRIDGE ANES LEWIS 1221 RICE ST VALLEJO, CA 94590	59-033-01	3114	980.00

<u>Name</u>	<u>Parcel #</u>	<u>Invoice #</u>	<u>Amount</u>
KESSLER MALACHI	61-042-08	3066	2,010.00

December 4, 2007
(k:\Fire_Prev\Hearing 12-04-07 report)

300 LEMON ST
VALLEJO, CA 94590

TRACY A ANTHONY INVESTMENTS 61-052-17-18-19 3073 3,780.00
961 MORAGA RD STE C
LAFAYETTE, CA 94549

PADILLA MARIA D'JESUS VILLA 61-053-16 3104 480.00
520 GRANT ST
VALLEJO, CA 94590

NGUYEN DINH V & HUE JT 61-131-35 3121 3,320.00
233 BENICIA RD
VALLEJO, CA 94590

DUCRET CHRISTOPHER L & M S JT 61-171-02 3105 3,284.00
3308 PRESTON RD STE 350
PLANO, TX 75093-7471

RUBY PARLOR #46 61-173-26/61-212-26 3071 960.00
CO NATIVE DGHTRS OF GOLDEN WEST
PO BOX 1874
MURPHYS, CA 95247

ORLOFF JUDY 62-010-28 3082 625.00
CO SMITH-CRAINE FINANCE
2645 OCEAN AV STE 202
SAN FRANCISCO, CA 94132-1633

MAGUIRE PAUL J 67-140-05 3112 1,850.00
PO BOX 2925
SAN RAMON, CA 94583

VAZQUEZ ANGEL JR 68-122-24 3110 2,840.00
401 GONZAGA AVE
VALLEJO, CA 94589

DHILLON PARAM S 68-191-22 3101 2,290.00
2215 RALMAR AVE
EAST PALO ALTO, CA 94303

SKYLINE ESTATES LLC 69-010-53-63 3072 10,721.00
900 WALNUT AVE
QUARTERS D MARE ISLAND
VALLEJO, CA 94592

<u>Name</u>	<u>Parcel #</u>	<u>Invoice #</u>	<u>Amount</u>
DELACRUZ RUSTY & TERESA JT 27 DARLINGTON PL	69-061-42	3113	2,939.00

December 4, 2007
(k:\\Fire_Prev\\Hearing 12-04-07 report)

VALLEJO, CA 94591

PANLILIO CONSUELO V JT 69-141-15 3122 480.00
110 GREGORY LN
VALLEJO, CA 94591

CROSS RICHARD B II & G M JT 69-150-09 3083 5,660.00
1161 MAPLE AVENUE
VALLEJO, CA 94591

GRACE BAPTIST CHURCH OF VJO 69-211-39 3123 480.00
1575 VERVAIS AVE
VALLEJO, CA 94591

DAVIS RONALD D 71-110-02 3124 480.00
3316 FERNWOOD ST
VALLEJO, CA 94591

BANKS CLAUDIS W 71-292-08 3115 1,260.00
PO BOX 412
PT REYES, CA 94956

ELLIS ALBERT C & MARY M JT 72-221-10 3089 3,040.00
131 TOLEDO CT
VALLEJO, CA 94591

ALLEN BARBARA G 72-281-42 3116 1,160.00
437 SPRUCE ST
SAN FRANCISCO, CA 94118

HA SIGNATURE HOME INC 74-110-50 3088 480.00
1322-1/2 E 5TH ST
BENICIA, CA 94510

COSTA RANCHO HOMES INC 75-070-40 3126 796.00
2151 ARNOLD INDUSTRIAL HWY
CONCORD, CA 94524

THOMPSON FAY JR 75-125-01 3062 980.00
303 JORDAN ST
VALLEJO, CA 94591

US BANK NA TR 75-132-02 3119 2,290.00
CO OCWEN LOAN SERVICING LLC
1675 PALM BEACH LAKES
WEST PALM BEACH, FL 33401

<u>Name</u>	<u>Parcel #</u>	<u>Invoice #</u>	<u>Amount</u>
BALINTON SHARON 535 PIERCE ST UNIT 1309	81-270-04	3117	796.00

December 4, 2007
(k:\\Fire_Prev\\Hearing 12-04-07 report)

ALBANY, CA 94706

PRESTON DAMON 164 ROBLES DR #266 VALLEJO, CA 94591	182-173-05	3118	2,261.00
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<i>BRIONES LEOPOLDO R & ELOISA JT</i> 2801 SHERWOOD DR SAN BRUNO, CA 94066	182-173-24	3093	1,260.00
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RAMISH KALED 955 APPLERIDGE CT SUISUN CITY, CA 94534	182-232-05-06	3119	3,591.00
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COUNCIL COMMUNICATION

Date: December 11, 2007

TO: Mayor and Members of the City Council

FROM: Craig Whittom, Assistant City Manager / Community Development 
Susan McCue, Economic Development Program Manager 

SUBJECT: Acceptance of the Mare Island Regional Park Task Force's Final Report

BACKGROUND & DISCUSSION

In April 2003, former Mayor Intintoli formed the Mare Island Regional Park Task Force (Task Force) in response to various citizens groups interested in developing the Mare Island's Reuse Area 12/Regional Park. Twenty-six citizens accepted the Mayor's invitation to serve on the Task Force to recommend a course of action to the City Council for the development of the Mare Island Regional Park. Gerald Karr was elected the Chairman of the Task Force and Tony Norris volunteered to serve as the Vice-Chairman.

Reuse Area 12 is comprised of approximately 210 acres and is located on the southern end of the Island. The area is bounded by the Mare Island Golf Course (Reuse Area 11) on the north, the Army Reserve Center (Reuse Area 10A), South Island Business Park (Reuse Area 10B), Mare Island Strait on the east, San Pablo Bay on the south, and wetlands on the west. The area's rich history, centered on the important role played by the Naval Ammunition Depot, is reflected in the utilitarian structures, many of which are storage magazines for ordinances and warehouse buildings dating from the 1850's. The area also includes six residences, constructed between the Civil War period and the turn of the 20th Century.

In July 2006, the Mare Island Regional Park Task Force completed their work and submitted their draft report. On January 9, 2007, the City Council authorized City staff to enter into a Professional Services Agreement with The Dangermond Group to prepare the final Mare Island Regional Park Task Force Report. The Dangermond Group, working with the Task Force, completed the final report which is provided as Attachment B. The final report will serve as the foundation for implementing a working Master Plan for creation of the future Regional Park.

SYNOPSIS OF KEY ELEMENTS OF THE MARE ISLAND REGIONAL PARK TASK FORCE REPORT

Mission

The Mare Island Regional Park's mission is to serve as a unique destination appealing to a broad spectrum of visitors and residents. The Regional Park enjoys an extraordinary array of resources, including National Landmark buildings and artifacts, some of the most spectacular vistas in the greater Bay Area, and unique natural, archeological, educational, and recreational resources. It is essential that these resources be preserved and protected as the public enjoy this wonderful area.

Naming the Park

The Task Force felt that the Park's name is an important "branding" and way of identifying its location and many attributes that embody a very special place. The Task Force recommends the naming this area "*Mare Island Shoreline Heritage Preserve*".

Purpose

The Preserve is envisioned as serving multiple, integrated purposes including historic preservation and interpretation, conservation and protection of unique habitats, as well as the interpretation and protection of special archeological and cultural resources.

Goals for Implementation

The following goals have been identified in the report:

- Preserve and revitalize the Navy's ordinance manufacturing area
- Preserve open space and protect natural resources by ensuring compatible public uses
- Establish creative mechanisms for funding to refurbish and maintain the Preserve
- Ensure that the Preserve provides an educational perspective and targeted outreach that emphasizes the natural and historical attributes
- Strive for community based involvement and volunteerism
- Seek the technical assistance of consultants and partner with major stakeholders

Governance and Management

The Task Force grappled with the question of governance, first at a committee level and later among the entire Task Force. Primary questions included identifying key "next steps" and how to implement creation of the Preserve. Drawing from successful examples of similar facilities in the San Francisco Bay Region, the Task Force recommended formation of a non-profit cooperative partnership to manage the Preserve. The Task Force recommended the partnership including the City of Vallejo, Greater Vallejo Recreation District, Vallejo Sanitation and Flood Control District and a primary non-profit management partner. The structure of the partnership should be sufficiently flexible to allow other agencies and non-profits, as well as for-profit organizations and companies, to play roles in the development and management of the Preserve.

Transition to the Preserve

The Task Force recommends, as a first step, the formation of the "Mare Island Shoreline Heritage Preserve Advisory Board". Current Task Force members would be encouraged to participate and continue their effort to launch the Preserve, plus additional Advisory Board members could volunteer from various stakeholder groups. The primary task of the volunteer Advisory Board members would be to form the Preserve's long-term, non-profit managing organization. Once the non-profit managing organization and its Board of Directors are in place, the Advisory Board's role should end and the non-profits board of directors will continue the development of the Preserve.

Funding

A successful funding strategy would be derived from the Preserve's mission, vision and guiding principles. The report identifies a number of funding sources for improvements, including grant programs, users' fees, volunteer services, and mitigation fees. A broad-based approach is recommended and includes short-term and long term funding requirements.

RECOMMENDATION

Staff recommends the City Council accept the Regional Park Task Force Report and authorize staff to move forward with the formation of an Advisory Board to create a long-term, non-profit, management organization for the Shoreline Preserve. If approved by Council, City staff will seek approximately 15 volunteers interested in participating in the Advisory Board's efforts. The Advisory Board would be appointed by the City Manager and should be formed not later than mid-February 2008. The Advisory Board would be staffed by Economic Development Division staff. The cost of forming the Advisory Board would likely consist of publication of public notices and incidental expenses that can be absorbed by current Economic Development Division budgets. Within the next six-months, staff expects to return to Council with the Advisory Board's proposal for the Preserve's long-term, non-profit, managing organization including a financing plan for the organization.

The Task Force's Report is an important milestone in the process of reclaiming a significant resource for public use and benefit and represents over four years of hard work and active contribution by the Taskforce and its committees.

ALTERNATIVES CONSIDERED

None considered.

ENVIRONMENTAL REVIEW

There are no environmental impacts associated with acceptance of the Report.

PROPOSED ACTION

Approve the attached Resolution accepting the Mare Island Regional Park Task Force Report and directing staff facilitate the formation of the Shoreline Preserve's Advisory Board.

DOCUMENTS ATTACHED

Attachment A - Resolution

Attachment B – Mare Island Regional Park Task Force Report

CONTACT: Susan McCue, Economic Development Program Manager, (707) 553-7283.
e-mail: smccue@ci.vallejo.ca.us.

ATTACHMENT A

RESOLUTION NO. _____ N.C.

ACCEPTANCE OF THE MARE ISLAND REGIONAL PARK TASK FORCE REPORT

BE IT RESOLVED by the City of Vallejo as follows:

THAT WHEREAS, in April 2003, former Mayor Intintoli, formed the Mare Island Regional Park Task Force with the purpose of studying and considering the development of a Regional Park on Mare Island and to recommends a course of action, and

WHEREAS, the Mare Island Regional Park Task Force has completed their research and with the assistance of The Dangermond Group, submitted their final report.

NOW, THEREFORE, BE IT RESOLVED that the Vallejo City Council hereby accepts the Mare Island Regional Park Task Force Report and directs staff to facilitate the formation of the Shoreline Preserve's Advisory Board by mid-February 2008 and to return to council within six-months with the Advisory Boards proposal for the Preserve's long term, non-profit, managing organization including their plan for financing the formation and initial expenses of the organization.

BE IT FURTHER RESOLVED that the Vallejo City Council sincerely appreciates the Task Force's dedication and perseverance and encourages Task Force members and other interested parties to actively participate in the Mare Island Shoreline Heritage Preserve Advisory Board's task of forming of a non-profit management organization to facilitate establishment of the Preserve. The Mare Island Regional Park Task Force is hereby dissolved.

ADOPTED by the Council of the City of Vallejo at a regular meeting held on December 11, 2007 with the following vote:

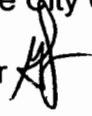


ADMIN. C

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 11, 2007

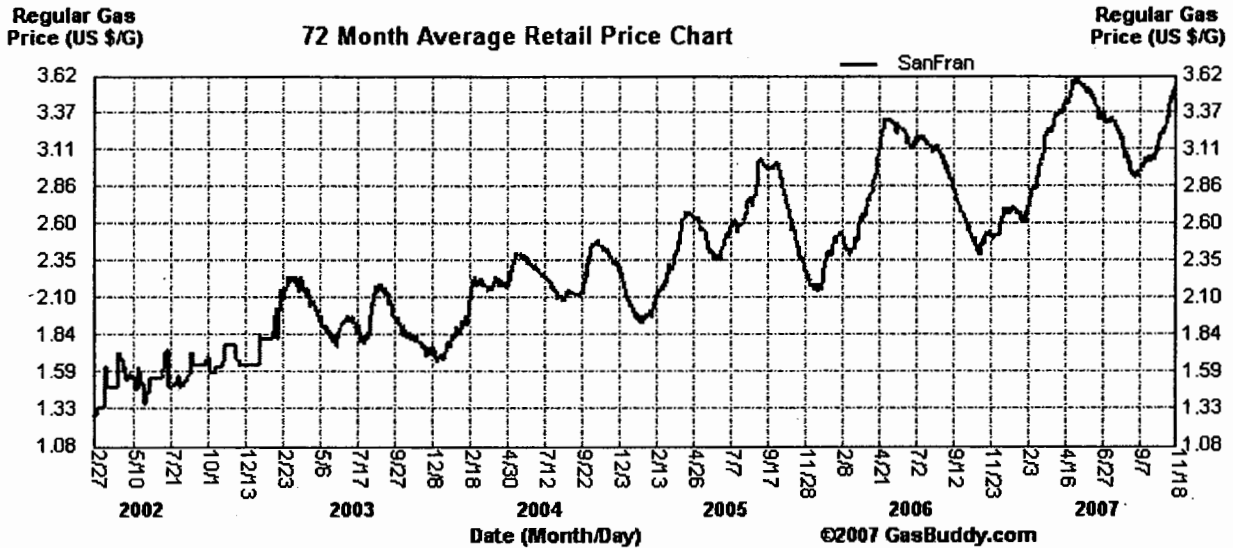
TO: Honorable Mayor and Members of the City Council
FROM: Gary A. Leach, Public Works Director 
SUBJECT: CONSIDERATION OF A RESOLUTION TO INCREASE TAXICAB
FARES IN THE CITY OF VALLEJO

BACKGROUND

The City of Vallejo taxicabs are regulated pursuant to Municipal Code Title 5 § 5.32 Vehicles for Hire. The ordinance dictates that rate increases are to be set by City Council Resolution. The last council resolution to increase taxicab rates was in January of 2001, when council set meter rates at \$2.00 for flag drop (Initial fee) from \$1.90, and \$2.25 per mile from \$1.90, and increasing wait time to \$22.50 per hour.

In June of 2007, Transportation Division staff was contacted by a representative of Liberty Transit Inc. /Vallejo City Cab requesting a rate increase. However, due to transit service cuts and implementation of a new taxi scrip program, staff deferred action. The request was specifically to increase the flag drop from \$2.00 to \$3.00 and the per mile rate from \$2.25 per mile to \$2.75 per mile. Vallejo City Cab contends that since fuel has more than doubled in the last six years they are experiencing difficulty maintaining adequate staffing levels to service the city. Most taxicab drivers lease their vehicles. As a lease driver they are required to pay a flat fee for use of the taxicab. Drivers also pay for fuel and bridge tolls through fares and tips collected.

In January of 2001, the average price of gasoline was \$1.60 per gallon. The chart below shows the average fuel costs for the past six years in the San Francisco Bay Area. On average, fuel has increased \$1.84 per gallon since 2001.



Transportation Staff recommends Vallejo City cab and Vallejo Yellow Cab receive the following rate increase:

Effective January 1, 2008

Flag Drop (No Change)	\$2.00 for flag drop
Per Mile (1/6 Mile Increments)	\$2.50 per mile
Wait time (No Change)	\$22.50 per hour

Effective January 1, 2009

Flag Drop	\$2.25 for flag drop
Per Mile (1/6 Mile Increments)	\$2.75 per mile
Wait time (No Change)	\$22.50 per hour

Public Response to Proposed Rate Increase

The Transportation Division has endeavored to inform taxicab riders of this proposed rate increase as well as provide opportunity for public comment. Public notices that included the amount of the proposed increase in meter rates, the time and location of public meetings held at the Senior Center and the Marina Towers, an address to mail comments to, and a telephone number with voice mail to leave comments were distributed. Notices were posted in all Yellow Cab and City Cab vehicles as well as in City Hall and the Senior Center. In addition, staff from each taxi company manned a table at City Hall and at the Senior Center to talk with riders and to collect comments.



They collected comments and answered questions from scrip users the first week of October at City Hall and the Senior Center.

Comments received from the public have indicated that they are generally understanding of the proposed rate increase. The general consensus from the public was that fuel prices were increasing and the taxicab companies are overdue on receiving a rate increase.

Fiscal Impact

Increasing the Taxicab rates will have no fiscal impact on the City's General fund or on Local Transportation Funds. The increased rates will compensate taxicab drivers for their loss of revenue due to increased costs of fuel. Additionally, the increased rates will have no direct impact on the Taxi Scrip Program, which has an annual cap; however, it will require riders to utilize more scrip per trip.

RECOMMENDATION

Staff recommends council adopt the fare increase as set forth in Attachment c.

ENVIRONMENTAL REVIEW

None required.

PROPOSED ACTION

Approve the resolution adopting the taxicab rate increases as outlined in Attachment c.

DOCUMENTS AVAILABLE FOR REVIEW

- a. A resolution adopting the taxicab rate increases.
- b. Letter from Vallejo City Cab
- c. Proposed Maximum Taxi Rates

CONTACT PERSONS

Gary A. Leach, Public Works Director
648-4315
garyl@ci.vallejo.ca.us



Crystal Odum Ford, Transportation Supt.
648-5241
codumford@ci.vallejo.ca.us

DECEMBER 11, 2007
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RESOLUTION NO. 07-_____ N.C.

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, the Council of the City of Vallejo, through its Vehicle for Hire Ordinance, regulates all taxicab operators doing business in Vallejo, and

WHEREAS, the City of Vallejo vehicle for Hire Ordinance allows the Council of the City of Vallejo to set maximum taxi rates; and

WHEREAS, it is in the best interest of the City of Vallejo that taxi companies operating in Vallejo remain financially viable in order to deliver quality service to Vallejo residents; and

WHEREAS the Council of the City of Vallejo must not allow taxi rates to be set at a level that is overly burdensome for Vallejo residents; and

WHEREAS, the Council of the City of Vallejo has reviewed the request of Vallejo City Cab to increase maximum rates and agrees that a rate increase at this time is reasonable; therefore

BE IT RESOLVED, that the Council of the City of Vallejo hereby sets maximum taxicab fares as follows, to be effective January 1, 2008:

Flag Drop	\$2.00
Per Mile (1/6 mile increments):	\$2.50
Wait Time remains the same at	\$22.50 per hour

BE IT FURTHER RESOLVED, that the Council of the City of Vallejo hereby sets maximum taxicab fares as follows, to be effective January 1, 2009:

Flag Drop	\$2.25
Per Mile (1/6 mile increments):	\$2.75
Wait Time remains the same at	\$22.50 per hour

DECEMBER 11, 2007

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**Liberty Transit Inc.,
DBA., Vallejo City Taxicab
289 Fifth St.
Vallejo, CA 94590**

Jeanine Wooley
Transportation Dept.
Vallejo City Hall
535 Santa Clara St.
Vallejo, California 94590

Dear Jeanine Wooley,

RE: Taxi Cab Rate Increase

I wish to make you aware of some of the problems I'm having managing the Taxicab Company.

The price of gas has doubled in the last five years since our last rate increase. Where a driver used to pay \$18 to \$20 to fill their tank, they now pay \$45 to \$60 a shift. The rising price of gas is literally costing a full time driver \$400 to \$500 more a month. We are asking for a Rate Increase of \$8.00 a drop, \$2.75 a mile and keeping the wait time at \$22.50 an hour. The average driver runs approximately 25 trips a day. Each in town trip will cost a dollar more. The long haul driver will make \$.50 more a mile.

At this time our drivers are required to pay the following out of pocket:

- | | |
|-------------------------|----------|
| 1. DMV Print Out | \$ 5.00 |
| 2. Clean Drug Test | \$ 35.00 |
| 3. VPD Background | \$ 81.00 |
| 4. Physical Examination | \$ 35.00 |
| 5. Benicia Background | \$106.00 |
| 6. Totaling | \$262.00 |

This is required for all drivers to be legal in Solano County.

Thank You,

Kaaren Pieri
Kaaren Pieri,

General Manager

Proposed Taxicab Rate Increase

Effective January 1, 2008

Flag Drop	\$2.25
Per Mile (1/6 mile increment)	\$2.50
Wait Time (No Change)	\$22.50

Effective January 1, 2009

Flag Drop	\$2.50
Per Mile (1/6 mile increment)	\$2.75
Wait Time (No Change)	\$22.50

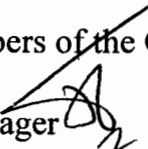
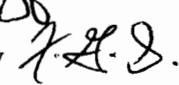


Agenda No. ADMIN.D

COUNCIL COMMUNICATION

Date: December 11, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Joseph M. Tanner, City Manager 
Frederick G. Soley, City Attorney 

SUBJECT: APPROVAL OF 1) A RESOLUTION ADOPTING A TRAVEL AND BUSINESS EXPENSE POLICY FOR CITY COUNCILMEMBERS, BOARD MEMBERS AND COMMISSIONERS, 2) A RESOLUTION OF INTENTION TO AMEND VALLEJO MUNICIPAL CODE CHAPTERS 2.06 AND 2.52 AND 3) A RESOLUTION DIRECTING THE CITY MANAGER TO PREPARE AMENDMENTS TO ADMINISTRATIVE RULE 3.5 TO COMPLY WITH RECENT CHANGES TO STATE LAW.

BACKGROUND AND DISCUSSION

Effective January 1, 2006, AB1234 requires every local agency that provides reimbursement for expenses to members of its legislative body to adopt a written policy on the duties for which legislative body and commission members may receive compensation, other than meetings of the legislative body or advisory body or attendance at a conference or organized educational activity. Under the new law, the written policy, which must be adopted at a public hearing, has to specify what occurrences qualify a member to receive reimbursement of expenses for travel, meals, and lodging and imposes related requirements, including the filing of expense reports, which are considered public records. Additionally, a council member or commissioner may receive compensation for "actual and necessary" expenses incurred for attendance at meetings of legislative bodies and advisory bodies and for conferences or organized educational activities. See Cal. Gov. Code § 53232.2(a) and (b).

The policy would only apply to the expenditure of personal funds for which an elected or appointed official wished to receive reimbursement. For expenses that fall outside of the written occurrences list, or for rates that are above the IRS reimbursable rates in Publication

463, the expenses must be pre-approved by City Council before they can be reimbursed. See Cal.Gov. Code § 53232.2(f).

A. Our Current Policy and the Proposed Policy.

The existing travel and business expense policy addressed to members of the Vallejo City Council, Boards and Commissions, was adopted by City Council Resolution No. 99-85 N.C. This policy is out of compliance with the new state law in a number of ways. For example, it includes “per diem” reimbursements without a receipt and undocumented “allowances” which are no longer permitted. Additionally, the existing policy does not specify which duties the legislative body members should be receiving compensation for, and does not specify what types of occasions constitute performance of official duties.

Aside from City Council Resolution No. 99-85 N.C., a number of other documents address expenses and reimbursements.

Chapter 2.06 of the Vallejo Municipal Code (Ord. 786 N.C.(2d) § 2 (part), 1984) entitled “Council Travel Expenses” provides some additional direction with regard to Council members’ travel expenses. To the extent the language suggests the reimbursement of other than actual and necessary documented expenses are to be reimbursed, the language needs to be changed.

Furthermore, VMC Chapter 2.52 entitled “Compensation of Mayor and Council” needs to be updated, as it sets forth certain quantities for reimbursement of expenses in certain installments, for which receipts and vouchers need not be provided. The relevant portions of this ordinance were enacted in the year 2000. Because of this ‘lump-sum’ approach to reimbursement for expenses, and because our existing ordinance does not require receipts for actual and necessary expenditures, it runs afoul of the new law.

B. Proposed Changes to the existing Policy and to the Vallejo Municipal Code.

The attached draft policy was prepared from a template provided by the Institute for Local Government, a division of the League of California Cities.

It is proposed that Vallejo Municipal Code Chapters 2.06 and 2.52 be amended to reflect the new law’s requirement of reimbursements based on receipts, and for actual and necessary expenses. References should be made to the Expenditure and Reimbursement Policy for Elected and Appointed Officials rather than an administrative rule. Additionally, clarification regarding status of the Mayor’s allowance as non-reimbursable compensation is necessary.

Likewise, Vallejo Municipal Code Section 2.06.040, which addresses the documentation required for council members' travel expenses, would be amended to reference the proposed policy instead of Administrative Rule 3.5. That Administrative Rule should address City of Vallejo employees' expenditures and reimbursements, and to a lesser extent, travel expenditures for persons authorized by the City Manager.

Vallejo Municipal Code § 2.52.020, which gives the Mayor and each councilmember \$3000 a year for expenses for which there need not be vouchers would be rescinded or deleted. This would not prevent the adoption of a budget which provides for travel and business expenses. It would just not be codified in an ordinance. Only the salary would be codified in an ordinance.

In order to compensate for the loss of expense funds, Vallejo Municipal Code § 2.52.010 would be amended to increase the current salary set by the ordinance, which is currently \$10,800 per year. The law allows for a maximum of 5% salary increase for each councilmember, for each of the seven years since the last official increase, which occurred on February 8, 2000. Therefore, a total 35% increase of the current salary of each council member is allowed. This would result in an additional \$3,780 per council member for a maximum salary of \$14,580 per council member. This is a "maximum" figure. Since there is nothing preventing Council from adopting a lesser figure, it is recommended that Council adopt a lesser figure of \$13,800, in order to keep a zero net increase, and assist in balancing the budget.

Vallejo Municipal Code § 2.52.030, which addresses the Mayor's allowance, would likewise be amended to reflect that this allowance is, in fact, additional compensation as allowed by Cal.Gov. Code § 36516.1, the salary increase is in a permissible amount under the guidelines set forth in Cal.Gov. Code § 36516.

C. Changes to Administrative Rule 3.5.

It is proposed that the City Manager be directed to remove references to Expenditures and Reimbursements for Council members, Board members and Commission members from Administrative Rule 3.5. That rule is primarily geared to address the procedure involving travel expenses of employees.

RECOMMENDATION

APPROVE the resolution and attached Travel and Business Expense Policy for City Council members, Board Members and Commissioners.

APPROVE the resolution of intent to amend Vallejo Municipal Code Chapter 2.06 (Council Travel Expenses) and Chapter 2.52 (Compensation of Mayor and Council) to

comply with AB1234, and directing staff to come back with draft amended ordinances.

APPROVE the resolution directing the City Manager to amend Administrative Rule 3.5 to delete references to Expenditures and Reimbursement for Council members, Board Members and Commissioners.

ENVIRONMENTAL REVIEW

This is not a project under CEQA.

PROPOSED ACTION

Approve the resolution and attached expenditure and reimbursement policy for elected and appointed officials, and rescind Resolution No. 99-85 N.C.

Approve the resolution of intent to amend Vallejo Municipal Code Chapters 2.06 and 2.52.

Approve the resolution directing the City Manager to amend Administrative Rule 3.5 to delete references to Expenditures and Reimbursement for Councilmembers, Board Members and Commissioners.

DOCUMENTS ATTACHED

- a. Resolution and proposed text of "Expenditure and Reimbursement Policy for Elected and Appointed Officials".
- b. Resolution of intent to amend Vallejo Municipal Code Chapters 2.06 and 2.52.
- c. Resolution directing the City Manager to amend Administrative Rule 3.5 to delete references to Expenditures and Reimbursement for Councilmembers, Board Members and Commissioners.

CONTACT PERSON

Claudia Quintana
Assistant City Attorney
(707) 648 4545
cquintana@ci.vallejo.ca.us

ATTACHMENT A

(Resolution 1)

RESOLUTION NO. _____

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, the City of Vallejo takes its stewardship over the use of its limited public resources seriously;

WHEREAS, public resources should only be used when there is a substantial benefit to the City of Vallejo;

WHEREAS, such benefits include:

1. The opportunity to discuss the community's concerns with state and federal officials;
2. Participating in regional, state and national organizations whose activities affect the City of Vallejo;
3. Attending educational seminars designed to improve officials' skill and information levels; and
4. Promoting public service and morale by recognizing such service.

WHEREAS, 1) legislative and other regional, state and federal agency business is frequently conducted over meals; 2) sharing a meal with regional, state and federal officials is frequently the best opportunity for a more extensive, focused and uninterrupted communication about the City of Vallejo's policy concerns; and 3) each meal expenditure must comply with the limits and reporting requirements of local, state and federal law;

WHEREAS, the proposed policy provides guidance to elected and appointed officials on the use and expenditure of City of Vallejo resources, as well as the standards against which those expenditures will be measured;

WHEREAS, the proposed policy would satisfy the requirements of Government Code sections 53232.2 and 53233.3 in the event such requirements could be constitutionally applied to charter cities;

WHEREAS, the proposed policy supplements the definition of actual and necessary expenses for purposes of state laws relating to permissible uses of public resources and under the City of Vallejo Charter;

WHEREAS, the proposed policy also supplements the definition of necessary and reasonable expenses for purposes of federal and state income tax laws;

WHEREAS, this policy also applies to any charges made to a *City of Vallejo* credit card, cash advances or other line of credit; and

WHEREAS, Vallejo Municipal Code Chapters 2.06 and 2.52 need to be updated to comply with AB1234.

NOW, THEREFORE, BE IT RESOLVED, that the Vallejo City Council hereby

Adopts the City of Vallejo Expenditure and Reimbursement Policy for Elected and Appointed Officials, (Attachment 1 to this resolution) effective immediately, and rescinds Resolution No. 99-85 N.C.

December 11, 2007

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ATTACHMENT TO RESOLUTION 1

(Expenditure and Reimbursement Policy for
Elected and Appointed Officials)

City of Vallejo

Expenditure and Reimbursement Policy for Elected and Appointed Officials

Intent

The City of Vallejo takes its stewardship over the use of its limited public resources seriously. Public resources should only be used when there is a substantial benefit to the City of Vallejo. In this spirit, the city council wishes to comply with AB1234 (Cal. Gov. Code § 53232.2 and 53233.3) regarding reimbursements for public officials.

This policy provides guidance to elected and appointed officials, including all Councilmembers, Board Members and Commissioners, on the use and expenditure of City of Vallejo's resources, as well as the standards against which those expenditures will be measured. The policy supplements the definition of actual and necessary expenses for purposes of state laws relating to permissible uses of public resources. The policy supplements the definition of necessary and reasonable expenses for purposes of federal and state income tax laws. The policy supplements the definition of "routine and ordinary expenses" as contained in the City of Vallejo Charter and any such reference contained in the Vallejo Municipal Code.

Authorized Activities

Expenses incurred in connection with the following types of activities generally constitute authorized expenses, as long as the cost of such activity has been included in an identifiable line item contained in the annual budget, and as long as the other requirements of this policy are met:

1. Communicating with representatives of regional, state and national government on City of Vallejo adopted policy positions;
2. Attending educational seminars designed to improve officials' skill and information levels;
3. Participating in regional, state and national organizations whose activities affect the City of Vallejo's interests;
4. Recognizing service to the City of Vallejo (for example, thanking a longtime employee with a retirement gift or celebration of nominal value and cost);

5. Implementing a City of Vallejo-approved strategy for attracting or retaining businesses to the City of Vallejo, and which will typically involve at least one staff member from economic development staff or chief administrative officer or their designee.

All other expenditures require prior approval by the City of Vallejo City Council .

Unauthorized Expenses

Examples of personal expenses that the City of Vallejo will not reimburse include, but are not limited to:

1. The personal portion of any trip;
2. Political or charitable contributions or events;
3. Family expenses, including partner's expenses when accompanying official on agency-related business, as well as children-or pet-related expenses;
4. Entertainment expenses, including theater, movies, sporting events , or other cultural events;
5. Non-mileage personal automobile expenses, including repairs, traffic citations, insurance or gasoline; and
6. Personal losses incurred while on City of Vallejo business. Any questions regarding the propriety of a particular type of expense should be resolved by the approving authority before the expense is incurred.
7. Personal, long distance phone calls.

Cost Control

To conserve City of Vallejo resources and keep expenses within community standards for public officials, expenditures should adhere to the following guidelines. In the event that expenses are incurred which exceed these guidelines, the cost borne or reimbursed by the City of Vallejo will be limited to the costs that fall within the guidelines. Reimbursement of expenses will be consistent with Internal Revenue Service rates for reimbursement of travel, meals, lodging, and other actual and necessary expenses as established in Publication 463, or any successor publication.

Transportation

The most economical mode and class of transportation reasonably consistent with scheduling needs and cargo space requirements must be used, using the most direct and time-efficient route.

A private vehicle may be used in lieu of air travel whenever that method is more advantageous to the City.

Charges for rental vehicles may be reimbursed if more than one City of Vallejo official is attending an out of town conference, and it is determined that sharing a rental vehicle is more economical than other forms of transportation. In making such determination, the cost of the rental vehicle, parking and gasoline will be compared to the combined cost of such other forms of transportation. Government and group rates must be used when available.

Airfare

Airfare for non-local travel should be the reasonable, discounted fares if available. First Class Airfares will be considered excessive.

Automobile

Automobile mileage is reimbursed at Internal Revenue Service rates presently in effect (see www.irs.gov). These rates are designed to compensate the driver for gasoline, insurance, maintenance, and other expenses associated with operating the vehicle. This amount does not include bridge and road tolls, which are also reimbursable. The Internal Revenue Service rates will not be paid for rental vehicles; only receipted fuel expenses will be reimbursed.

Taxis/Shuttles

Complimentary shuttles from and to hotels and conference centers are encouraged when available. Travel by Shuttle or Taxi will be reimbursed, including a 15 percent gratuity for fare.

Lodging

Lodging expenses will be reimbursed or paid for when travel on official City of Vallejo business reasonably requires an overnight stay. Travelers should request government rates when available.

City Councilmembers, Board Members and Commissioners are not required to share lodging accommodations with other travelers when traveling. However, if City Councilmembers, Board Members and Commissioners choose to share lodging accommodations, reimbursement will be calculated, if practical, on a prorated share of the total cost.

When a City Councilmember, Board Member or Commissioner on travel status is accompanied by someone who is not a City Councilmember, Board Member, Commissioners or city employee on travel status, the City Councilmember, Board Member and Commissioner is entitled to reimbursement at a single room rate.

Conferences/Meetings

If such lodging is in connection with a conference, lodging expenses should not exceed the group rate published by the conference sponsor for the meeting in question if such rates are available at the time of booking.

Meals

Meal expenses and associated gratuities must be moderate, taking into account community standards and the prevailing restaurant costs of the area as contained in the Internal Revenue Service rates for reimbursement of meals, lodging, and other actual and necessary expenses as established in Publication 463, or any successor publication.

The City of Vallejo will reimburse expenses for meals supported by receipts when such expenses are reasonable, actual and necessary expenses otherwise in compliance with this Policy.

Telephone/Fax/Cellular

Officials will be reimbursed for actual telephone and fax expenses incurred on City of Vallejo business. Telephone bills should identify which calls were made on City of Vallejo business. For cellular calls when the official has a particular number of minutes included in the official's plan, the official can identify the percentage of calls made on public business.

Internet

Officials will be reimbursed for Internet access connection and/or usage fees away from home, if Internet access is necessary for City of Vallejo-related business.

Airport Parking

Long-term or economy parking must be used for travel exceeding 24-hours.

Other

Baggage handling fees and gratuities of up to 15 percent will be reimbursed. Expenses for which City of Vallejo officials receive reimbursement from another

agency are not reimbursable.

Cash Advance Policy

From time to time, it may be necessary for an official to request a cash advance to cover anticipated expenses while traveling or doing business on the City of Vallejo's behalf. Such request for an advance should be submitted to the City Manager or his designee 10 days prior to the need for the advance with the following information:

1. The purpose of the expenditure(s);
2. The benefits of such expenditure to the residents of City of Vallejo;
3. The anticipated amount of the expenditure(s) (for example, hotel rates, meal costs, and transportation expenses); and
4. The dates of the expenditure(s).

Any unused advance must be returned to the City of Vallejo treasury within three business days of the official's return, along with an expense report and receipts documenting how the advance was used in compliance with this expense policy.

In the event the City Manager or his designee is uncertain as to whether a request complies with this policy, such individual must seek resolution from the City Council.

Credit Card Use Policy

City of Vallejo does not issue credit cards to individual office holders but does have an agency credit card for selected City of Vallejo expenses. City of Vallejo office holders may use the City of Vallejo's credit card for such purposes as airline tickets and hotel reservations by following the same procedures for cash advances. Receipts documenting expenses incurred on the City of Vallejo credit card and compliance with this policy must be submitted within five business days of use.

Expense Report Content and Submission Deadline

All cash advance expenditures, credit card expenses and expense reimbursement requests must be submitted on a Business Expense Report form provided by the City of Vallejo. Each of these Report forms will contain the following advisory:

"All expenses reported on this form must comply with the City of Vallejo's policies relating to expenses and use of public resources. The information

submitted on this form is a public record. Penalties for misusing public resources and violating the City's policies include loss of reimbursement privileges, restitution, civil and criminal penalties as well as additional income tax liability."

Expense reports must document that the expense in question met the requirements of this policy.

Officials must submit their expense reports within 30 days of an expense being incurred, accompanied by receipts documenting each expense. Restaurant receipts, in addition to any credit card receipts, are also part of the necessary documentation.

Inability to provide such documentation in a timely fashion may result in the expense being borne by the official.

Audits of Expense Reports

All expenses are subject to verification that they comply with this policy. Expense Reports are considered to be public records.

Compliance with Laws

City of Vallejo officials should keep in mind that some expenditures may be subject to reporting under the Political Reform Act and other laws. All agency expenditures are public records subject to disclosure under the Public Records Act and other laws.

Violation of This Policy

Under State law, use of public resources or falsifying expense reports in violation of this policy may result in any or all of the following: 1) loss of reimbursement privileges, 2) a demand for restitution to the City of Vallejo, 3) the agency's reporting the expenses as income to the elected official to state and federal tax authorities, 4) civil penalties of up to \$1,000 per day and three times the value of the resources used, and 5) prosecution for misuse of public resources.

ATTACHMENT B

(Resolution 2)

RESOLUTION NO. _____

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, Vallejo Municipal Code Chapters 2.06 and 2.52 need to be updated to comply with AB1234.

WHEREAS, staff has proposed to amend Vallejo Municipal Code Chapter 2.06 as follows:

2.06.040 Documentation.

A claim for travel shall be submitted by each council member within forty-five days of the date of return from such travel in accordance with the City of Vallejo's Expenditure and Reimbursement Policy for Elected and Appointed Officials. No council member, having failed to meet this requirement, may travel further at city expense until a proper claim is submitted in compliance with that policy. In submitting claims, council members shall comply with the procedures and policies set forth in the City of Vallejo's Expenditure and Reimbursement Policy for Elected and Appointed Officials, as revised from time to time with the concurrence of the city council, and no claim shall be paid or city funds expended except in accordance with the procedures outlined in said Policy, unless excused as provided in Section 2.06.060.

And,

WHEREAS, staff has proposed to amend Vallejo Municipal Code Chapter 2.06 as follows:

2.52.010 Annual salary.

The mayor and each council member shall receive an annual salary, payable in equal monthly installments in accordance with the provisions of Charter Section 305. Effective February 1, 2008, the annual salary of the mayor and each council member shall be increased to the sum of thirteen thousand five hundred eighty dollars per annum.

2.52.020 Reimbursement for expenses.

The mayor and each council person shall receive reimbursement of their routine and ordinary expenses incurred as a result of their performance of the duties of his/her office in compliance with the

City of Vallejo's Expenditure and Reimbursement Policy for Elected and Appointed Officials.

2.52.030 Mayor's Allowance.

The mayor shall receive in recognition of the special leadership role in the discharge of the duties and obligations of his/her office and in addition to the annual salary contained in section 2.52.010, compensation in the amount of nineteen thousand eight hundred dollars per year payable in equal monthly installments.

NOW, THEREFORE, BE IT RESOVED, that the Vallejo City Council hereby articulates its intent to amend Chapters 2.06 and 2.52 of the Vallejo Municipal Code as described above, and directs staff to return as soon as practicable for holding on first reading of the proposed amendments to the Vallejo Municipal Code.

December 11, 2007
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ATTACHMENT C

(Resolution 3)

RESOLUTION NO. _____

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, Administrative Rule 3.5 of the City of Vallejo currently governs some aspects of expenditure and reimbursements for certain elected and appointed officials, and

WHEREAS, the City Council of the City of Vallejo has chosen to adopt an updated Travel and Business Expense Policy for City Councilmembers, Board Members and Commissioners in order to comply with AB1234; and

WHEREAS, the City Council of the City of Vallejo desires that the above referenced Travel and Business Expense Policy be the document which articulates the appropriate requirements for expenditures and reimbursements for elected and appointed officials,

NOW, THEREFORE, BE IT RESOLVED that the Vallejo City Council hereby directs the City Manager to amend Administrative Rule 3.5 to delete references to Council members, board members and commissioners of the City of Vallejo.

December 11, 2007

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COUNCIL COMMUNICATION

Date: December 11, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Robert V. Stout, Finance Director
Gary A. Leach, Public Works Director

SUBJECT: CONSIDERATION OF A RESOLUTION 1) HOLDING ON FIRST READING AN ORDINANCE AMENDING CHAPTER 3.20 OF THE VALLEJO MUNICIPAL CODE; AND 2) APPROVING THE VALLEJO TRANSPORTATION DIVISION PURCHASING POLICY

BACKGROUND & DISCUSSION

In May 2004, the City's organizational structure was reorganized to eliminate the centralized purchasing division as part of the budget balancing strategy. This resulted in each department assuming responsibility for making their own purchases, and exercising financial control in their procurement transactions. The Vallejo Municipal Code has never been amended to reflect this change.

In April 2005 the Federal Transit Administration ("FTA") issued their 2005 Triennial Review Report of the City's Transportation Division. This report included findings that require the City to take corrective actions in order to remedy deficiencies, specifically in the area of procurement, and to conform to federal requirements for recipients of federal grants. A procurement review conducted by the FTA in 2007 further underscored the need to have local policies in place that allowed for compliance with FTA's requirements. In addition, the receipt of grant funds often obligates the City to comply with the requirements of the grantor and the City's purchasing practices must comply with these requirements.

The Transportation Division acted to respond to FTA's findings and bring the City into compliance by issuing interim procedures that were consistent with FTA's policies and guidelines. However, some of these policies and guidelines conflict directly with the Vallejo Municipal Code.

On July 25, 2006, the City Council adopted a resolution of intention, Resolution No. 06-234 N.C., directing the City Manager to submit an ordinance amending Chapter 3.20 of the Vallejo Municipal Code. In order to address the FTA's concerns, staff has opted to bring forth these amendments to Chapter 3.20 and staff intends to bring further subsequent, more extensive amendments to Chapter 3.20 at a later date. The proposed amendments to the ordinance were drafted in cooperation with the City Attorney's Office. The language is intended to enable the Transportation Division to:

1. Continue to be eligible to receive Federal, State and other grant funding and comply with the Vallejo Municipal Code; and
2. When purchasing standards overlap, but do not conflict, follow the most restrictive standard; and
3. Avoid continual revision of the Municipal Code as Federal laws, regulations and/or guidelines are changed by approving a policy and granting the City Manager authority to amend the policy so it remains consistent with FTA's and other grantors rules and regulations.

Though the FTA does not approve local agencies purchasing policies, the FTA has reviewed the Transportation Division Purchasing Policy and provided comments on previous drafts, which have been incorporated in the Policy presented for your approval.

The California Public Contracting Code applies in the absence of actual local provisions. (Public Contract Code section 1100.7) However, there is no provision allowing or prohibiting a Request for Proposal (RFP) method of procurement. The statute does allow charter cities to adopt alternate methods to determine the successful contractor in certain circumstances which do not conflict with state law. The state does provide for a Request for Proposal procedure for state agencies when procuring certain services (Public Contract Code section 10344). The competitive proposal method has also been specifically allowed for certain contracts procured by multiple regional transit districts, including the Sonoma-Marín Area Rail Transit District (Public Contract Code section 20355.7), and the Sacramento Regional Transit District (Public Contract Code section 20323). The proposed competitive proposal method is derived from the language contained in Public Contract Code section 20323, and is aimed to provide for a "best value" procurement that is not controlled by the lowest price.

Staff is recommending that they be permitted to use the "best value" method of procurement, which would allow for consideration of factors other than price in the selection process. It would also allow for negotiations to occur between the City and multiple contractors prior to award. In a traditional low bid process, negotiations are not allowed prior to award. Staff feels that it would be advantageous to negotiate with contractors prior to award due to the complexity of the City's operations.

In addition to these provisions, staff is proposing additional changes to the City's Purchasing Ordinance to eliminate the \$100 individual item threshold under the current open market purchasing procedures and allowing staff to make purchases through cooperative purchasing agreements with other public entities. Section 3.20.160 of the Vallejo Municipal Code mandates use of a low responsive and responsible bidder method of bid evaluation for certain procurements, but is not applicable to the procurement of professional services contracts, which are awarded through negotiation by the City Manager pursuant to Section 3.20.020 of the Vallejo Municipal Code. Staff has informally followed a policy of issuing Requests for Qualifications or Requests for Proposals for this type of procurement. However, this procedure has not been formalized. The adoption of the Ordinance would also allow the City to enter into design-build contracts for building construction projects.

The purpose of the Transportation Division Purchasing Policy is to establish provisions that when procurement involves the expenditure of federal or state grant or contract funds, the purchasing agent, shall comply with such federal or state regulations if required for full

compliance with terms of the grant. In such case, the procurement guidelines of the grantor shall take precedence over city procurement policies and procedures. However, whenever practical, every effort shall be made to provide public notice of the city's intent to request proposals, bids or make recommendation(s) for contract award. If the grantor allows the city to utilize its own procurement procedures, then all purchases shall be made in compliance with the Vallejo Municipal Code.

FISCAL IMPACT

There is no immediate budget or fiscal impact from adopting the proposed resolution. No additional budget appropriation is needed at this time as a result of approval of the proposed resolution.

ENVIRONMENTAL REVIEW

Pursuant to section 15378 (b) (2) of Title 14 of the California Code of Regulations this action is not a project under the California Environmental Quality Act ("CEQA") and is not subject to CEQA review.

PROPOSED ACTION

Adopt a Resolution 1) holding on first reading an ordinance amending Chapter 3.20 of the Vallejo Municipal Code, and 2) approving the Transportation Division Purchasing Policy.

DOCUMENTS ATTACHED

1. A Resolution 1) Holding on First Reading an Ordinance Amending Chapter 3.20 of the Vallejo Municipal Code; and 2) Approving the Transportation Division Purchasing Policy.
2. An Ordinance Amending the Chapter 3.20 of the Vallejo Municipal Code.
3. The Transportation Division Purchasing Policy.

PREPARED BY:

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RESOLUTION NO. _____ N.C.

CONSIDERATION OF A RESOLUTION 1) HOLDING ON FIRST READING AN ORDINANCE AMENDING CHAPTER 3.20 OF THE VALLEJO MUNICIPAL CODE; AND 2) APPROVING THE VALLEJO TRANSPORTATION DIVISION PURCHASING POLICY

BE IT RESOLVED by the City of Vallejo as follows:

WHEREAS, the City of Vallejo is authorized by Charter section 312 to adopt ordinances and approve resolutions pursuant to its broad regulatory and police power; and

WHEREAS, local purchasing procedures which do not conflict with State or Federal Law is a matter of local interest and control; and

WHEREAS, it is the intent of the City of Vallejo to enact and apply the attached ordinance and Transportation Purchasing Policy so as not to create any conflict between local, state, or federal jurisdictions, but rather, to comply with all applicable rules, regulations, and grantor requirements to the extent this is possible, while at the same time retaining some local control over the procedure and the selection process; and

WHEREAS, the City of Vallejo is a recipient of Federal Transit Administration (FTA) grant funds in support of mass transit operations; and

WHEREAS, in order to continue to receive FTA grant funding the City of Vallejo Transportation Division must comply with FTA procurement policies and guidelines; and

WHEREAS, FTA policies and procedures are sometimes in conflict with the Vallejo Municipal Code; and

WHEREAS, the proposed Ordinance would resolve any conflicts by establishing funding agency precedence; and

WHEREAS, on July 25, 2006, the City Council adopted a resolution of intention, Resolution No. 06-234 N.C., which directed the City Manager to submit an ordinance amending Chapter 3.20 of the Vallejo Municipal Code.

WHEREAS, pursuant to section 15378 (b) (2) of Title 14 of the California Code of Regulations this action is not a project under the California Environmental Quality Act ("CEQA") and is not subject to CEQA review.

WHEREAS, the City Council considered the proposed Ordinance on December 11, 2007, and all persons interested were given the opportunity to address the Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Vallejo hereby holds on first reading an Ordinance amending Chapter 3.20 of the Vallejo Municipal Code.

BE IT FURTHER RESOLVED that the City Council hereby approves the Transportation Division Purchasing Policy, dated December 11, 2007, and attached to the Staff Report.

ORDINANCE NO. _____ N.C. (2d)

AN ORDINANCE AMENDING CHAPTER 3.20 OF THE VALLEJO MUNICIPAL CODE

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

SECTION 1. Section 8 of Ordinance 35 N.C. (2d), as amended, and Vallejo Municipal Section 3.20.080 are hereby amended to reads as follows:

“3.20.080 Bidding--Exceptions to bidding requirement--Exclusion of certain work from meaning of public works project--Local preference--Purchase through state of California and water treatment agency chemical buying pool--Local preference for service and public works contracts.

(Subsections A to C, unchanged)

D. Notwithstanding subsections A and B of this section, the purchasing agent, where advantageous to the city, may purchase materials, supplies and equipment through legal contracts of other governmental jurisdictions or public agencies.

(Subsections E to F, unchanged).”

SECTION 2. There is hereby added to the Vallejo Municipal Code, Section 3.20.085, which is to read as follows:

“Section 3.20.085 Procurement by competitive proposals

A. Competitive Proposals. If not otherwise prohibited by State law, when contracting for services, including but not limited to professional services, consultants, or the purchase of highly specialized equipment, a contract or purchase may be entered into by use of competitive negotiation.

B. Design-Build Projects. The alternative procedure for bidding on building construction projects as set forth under California Public Contracting Code section 20175.2 may be used as set forth therein.

C. Competitive negotiation, for the purposes of this section includes, but is not limited to, all of the following requirements:

- (1) A request for proposal shall be prepared and submitted to an adequate number of qualified sources, as determined by the purchasing agent in his or her discretion, to permit reasonable competition consistent with the nature and requirements of the procurement. In addition, notice of the request for proposal shall be published at least once in a newspaper of general circulation, which

publication shall be made at least ten days before the date for receipt of the proposals. The purchasing agent shall make reasonable efforts to generate the maximum feasible number of proposals from qualified sources and shall make a finding to that effect before proceeding to negotiate if only a single response to the request for proposal is received.

(2) The request for proposal shall identify all significant evaluation factors, including price, and their relative importance.

(3) The purchasing agent shall provide reasonable procedures for technical evaluation of the proposals received, identification of qualified sources, negotiation with proposers, protests, and selection for contract award.

(4) Prior to making an award, the purchasing agent shall prepare a price analysis and shall find that the final negotiated price is fair and reasonable based upon comparable procurements in the marketplace.

(5) Award shall be made to the qualified proposer whose proposal will be most advantageous to the City with price and other factors considered. If award is not made to the proposer whose proposal contains the lowest price, the purchasing agency shall make a finding setting forth the basis for the award.

D. The city reserves the right to reject any or all proposals in whole or in part and may waive any irregularities or informalities in the proposals when such action is considered to be in the best interest of the city. All proposals received after the designated closing date and time shall be considered non-responsive and shall be rejected and returned unopened.

E. Upon making an award to a qualified proposer, the purchasing agent, upon request, shall make available to all other proposers and to the public, an analysis of the award which provides the basis for the selection of that particular qualified proposal.

F. Award of contracts over \$25,000 shall be made by city council. Award of contracts for less than that amount will be made by the purchasing agent."

SECTION 3. Section 1 of Ordinance 1067 N.C. (2d) and Vallejo Municipal section 3.20.185 are hereby amended to read as follows:

"3.20.185 Modification of contracts--Extra work or materials; options.

A. The city manager may approve modifications to contracts including changes to contract amounts resulting from extra work or materials furnished to the city during the performance of contracts, subject to the following limitations:

1. Cumulative changes shall not exceed ten percent of the original contract amount and in no event shall the cumulative changes exceed twenty-five thousand dollars; and
2. The extra work and materials constituting the basis for any change shall not have been anticipated by the parties at the time of entering into the original contract; and
3. This subsection shall apply only to contracts for public works projects and purchases of equipment.

B. The city manager may exercise options to extend contracts or for additional services when such options were envisioned in the original contract provided that the authorizing resolution grants such authority; otherwise the exercise of any option shall be considered and approved by the city council.

SECTION 4. Section 12 of Ordinance 35 N.C.(2d), as amended, and Vallejo Municipal section 3.20.190 are hereby amended to read as follows:

“3.20.190 Open market procedure.

A. Purchases of services, materials, supplies and equipment, in the amount of twenty five thousand dollars or less and public works projects of a value in the amount of twenty-five thousand dollars or less, or fifty thousand dollars or less for those public work projects specified in section 3.20.080 B may be made by the purchasing agent in the open market pursuant to the procedure prescribed in this section and without observing the formal procedure prescribed in sections 3.20.110 through 3.20.180; provided, however, all bidding may be dispensed with for purchases of services, materials, supplies and equipment having a total purchase price of one thousand dollars or less.

B. Minimum Number of Bids. Open market purchases shall, wherever possible, be based on at least three bids, and shall be awarded to the lowest responsible bidder.

C. Notice Inviting Bids. The purchasing agent shall solicit bids by written or verbal requests to prospective vendors.”

SECTION 5. There is hereby added to the Vallejo Municipal Code, Section 3.20.260, which is to read as follows:

“Section 3.20.260 Procurements related to Federal and State grant funded projects

When procurement involves the expenditure of federal or state grant or contract funds, the purchasing agent shall comply with such federal or state laws, regulations and circulars if required for full compliance with terms of the grant. In the event of a conflict,

however, the procurement guidelines of the grantor shall take precedence over this chapter. If the grantor allows the city to utilize its own procurement procedures, then all purchases shall be made in compliance with this chapter. The city manager shall prepare rules and regulations in order to comply with the rules and regulations of any grantor for the procurement of goods and services and is authorized to update and amend the city's rules and regulations to comply with changes in any grantor's rules and regulations and federal and state law."

SECTION 6. Severability.

If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact one or more provisions may be declared invalid.

SECTION 7. Effective Date.

This Ordinance shall take effect and be in full force and effect thirty (30) days from its final passage.

CITY OF VALLEJO

**TRANSPORTATION DIVISION
Purchasing Policy**

APPROVED BY THE VALLEJO CITY COUNCIL:

Resolution Number: _____ N.C.

Adopted: _____, 2007

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1 SCOPE AND PURPOSE

1.1 Scope:

This Purchasing Policy addresses the purchase of all goods and services by the Transportation Division. It includes policy direction about how to handle these transactions in their various forms and within the constraints of legal and policy requirements.

1.2 Purpose:

The purpose of this Policy is to provide guidance and uniformity for purchases of goods and services. It also serves to assist staff with preparing procedures to comply with the requirements of the Vallejo Municipal Code, the laws of the State of California, and Federal Transit Administration regulations relating to purchases of goods and services.

1.3 Compliance:

When procurement involves the expenditure of Federal Transit Administration (FTA) grant funds, the purchasing agent, or authorized authority shall comply with Code of Federal Regulations Title 49, Subtitle A, Part 18, and U.S. Department of Transportation Circulars (i.e. FTA C 4220.1E) for full compliance with terms of the grant. Additionally, procurement shall comply with local guidelines as set forth in the Vallejo Municipal Code, any local ordinance or administrative rule, and any written established internal procedure as well as applicable California law. In the event of a conflict, the Federal Guidelines shall govern. If there is no State law on a particular aspect of procurement, then Federal contract law principles apply.

1.4 Contracting Party:

Throughout this manual, the term "Transportation Division" is referenced as the party contracting for goods and services; however, in actuality, the "City of Vallejo" is the contracting party and the Transportation Division is simply the administrative division of the City that is facilitating the purchases of goods and services on behalf of the City of Vallejo.

1.5 Responsibility:

The Transportation Division is responsible for the operation of a public transportation system. This includes the planning, design and programming of transportation projects.

The Transportation Division receives funding from both federal and state government. Therefore, the Transportation Division must follow procurement policies and procedures that are consistent with local and federal regulations and the laws of the State of California. Additional guidance on specific contractual actions is provided by OMB Circular A-102, Attachment O and FTA Circular 4220.1E as well as the Federal Transit Agency's Best Practices Procurement Manual.

1.6 Standards:

The purpose of this policy is to provide standards for the Transportation Division and employees in the procurement of supplies, equipment, construction and other services. These standards have been developed and will be adopted by the Transportation Division to ensure that such materials and services are obtained in an effective manner and in compliance with the provisions of all applicable federal, state, and local laws and regulations. This policy includes guidelines for the solicitation, award and administration of formally advertised contracts.

2 GENERAL STANDARDS - THIRD PARTY PROCUREMENTS

2.1 Contract Administration System:

The Transportation Division will maintain a contract administration system that ensures that contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders.

2.2 Full and Open Competition:

All procurement transactions will be conducted in a manner providing full and open competition. Some situations considered to be restrictive of competition include, but are not limited to:

2.2.1 **Prohibition Against Geographic Preferences:** Notwithstanding Vallejo Municipal Code § 3.20.080 (F), the Transportation Division shall conduct procurements in a manner that prohibits the use of statutorily or administratively imposed in-State or local geographical preferences in the evaluation of bids or proposals, except in those cases where applicable Federal statutes expressly mandate or encourage geographic preference. This does not preempt State licensing laws. However, geographic location may be a selection criterion in procurements for architectural and engineering (A&E) services provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract.

2.2.2 In order to promote full and open competition no unreasonable requirements will be placed on firms in order to qualify to do business with the City of Vallejo.

2.3 Written Procurement Selection Procedures:

The Transportation Division shall have written selection procedures for procurement transactions. All solicitations shall:

- 1) Incorporate a clear and accurate description of the technical requirements for the material, product, or service to be procured. Such description shall not, in competitive procurements, contain features that unduly restrict competition. The description may include a statement of the qualitative nature of the material, product, or service to be procured and when necessary, shall set forth those minimum essential characteristics and standards to which it must conform if it is

to satisfy its intended use. Detailed product specifications should be avoided if at all possible. When it is impractical or uneconomical to make a clear and accurate description of the technical requirements, a "brand name or equal" description may be used as a means to define the performance or other salient characteristics of a procurement. The specific features of the named brand which must be met by offerors shall be clearly stated.

- 2) Identify all requirements that offerors must fulfill and all other factors to be used in evaluating bids or proposals.

2.4 Prequalification Criteria:

The Transportation Division shall not preclude potential bidders from qualifying during the solicitation period, which is from the issuance of the solicitation to its closing date. All procurement transactions will be conducted in a manner providing full and open competition.

2.5 Written Standards and Code of Conduct:

The standards established herein shall apply to all employees engaged in the award and administration of contracts and contractors, consultants or advisors who provide advice on the selection and award of contracts. No employee, contractor, consultant, advisor, officer, agent, immediate family member, or Board member of the City of Vallejo shall participate in the selection, award, or administration of a contract for the Transportation Division if a conflict of interest, real or apparent, would be involved.

2.6 Personal Conflict of Interest:

Conflict of interests arises, whether real or apparent, may arise when any of the following has a financial or other interest in the firm(s) considered or selected for award:

- a) An employee, officer, director, or agent of the City and the Transportation Division;
- b) Any member of his/her immediate family, including but not limited to, husband, wife, father, mother, brother, sister, son, daughter, father-in-law, mother-in-law, son-in-law, and daughter-in-law;
- c) His/her business associate; or
- d) A company or organization, which is about to employ any of the above.

Employees, officers, directors, and agents of the City and/or Transportation Division shall be subject to the laws of the State of California concerning conflicts of interest. Anyone found to violate the standards established by such laws may be subject to the penalties, sanctions, or other disciplinary actions provided for therein.

In cases where an employee, officer, director, or agent of the City and/or Transportation Division may have a conflict or potential conflict of interest, the Transportation Division's policy is that such individual(s) must promptly report the conflict in writing to the Public Works Director or the Transportation Superintendent. Failure to adhere to this

requirement shall constitute a violation of policy and may subject the violator to disciplinary action, up to and including discharge.

2.7 Organizational Conflict of Interest:

An organizational conflict of interest occurs where - because of other activities, financial interests, relationships, or contracts - a contractor is unable, or potentially unable, to render impartial assistance or advice to the grantee; the contractor's objectivity in performing the contract work is or might be impaired; or a contractor has an unfair competitive advantage.

Where a real or apparent organizational conflict of interest is detected by staff steps will be taken to mitigate or avoid the conflict. Every effort will be made to ensure a level playing field for all potential contractors is maintained by making all pertinent non-proprietary information available to all parties.

A fairly won competitive advantage is not an organizational conflict of interest. A contractor may have a fair competitive advantage by virtue of its prior experience, its expertise, its more efficient operations, etc. Occasionally an incumbent contractor may have what appears to be an insurmountable competitive advantage by virtue of its previous work for the grantee. An advantage of this type may not necessarily be unfair.

2.8 Gifts and Gratuities:

No employee, officer, director, or agent of the City and/or Transportation Division may solicit or accept, either directly or indirectly, any gift, gratuity, loan, or other item or service of value from a contractor or potential contractors, or parties to sub-agreements.

Notwithstanding the above, this section shall not apply to the following:

- a) An occasional non-monetary gift of nominal value accepted in the ordinary course of a business meeting; or
- b) Unsolicited advertising or promotional material of nominal value.

Failure to adhere to the provisions of this section shall constitute a violation of the City's Transportation Division policy and may subject the violator to disciplinary action, up to and including discharge.

2.9 Contacts with Vendor, Bidders and Proposers:

Prior to the issuance of a procurement solicitation, informational and research contacts with prospective vendors may be made for the purpose of gathering data. However, in making such contacts, employees, officers, directors, and agents shall adhere to these written guidelines, and avoid any commitment, or implication thereof, of a possible future award.

Accordingly, requests for substantial complimentary services or supplies, which may imply an obligation on the part of the Transportation Division, shall be prohibited. Requests for testing services, product samples, or demonstrations, for which the

Transportation Division shall have no obligations to purchase said items or services can be allowed.

Whenever procurement is in process (e.g., during the solicitation, evaluation, negotiation, and award phases) all contacts with potential contractors or vendors shall be made through the designated staff person identified in the solicitation or the Transportation Superintendent.

2.10 Releases and Use of Information:

All technical and price information received from a vendor will be treated as confidential during the bid/quotation period. These documents will become public information only after the bid/purchase has been awarded. During the bidding/quotation period extreme care will be taken to avoid giving a bidder an advantage over another through an unequal exchange of information. Vendors should be informed that it is the Transportation Division's practice to make competitive choices for Invitations for Bid (IFBs) on the basis of the first price submitted and no revised prices will be solicited or accepted.

No employee, officer, director, or agent of the City's Transportation Division shall use such confidential information for the actual or anticipated benefit for themselves, their relatives, or persons with whom they have a common financial interest.

2.11 Disadvantaged Business Enterprise (DBE):

The Transportation Division has filed, as prescribed by law, a DBE program which describes the Transportation Division's procedures and obligations regarding DBE's.

For the purpose of this program, a DBE is defined as a small business concern, which is both owned and controlled by socially and economically disadvantaged persons. This means that disadvantaged individuals must own at least 51% of the business and control the management and daily operations of the business. Included in the classification of disadvantaged individuals are United States citizens who are Black Americans, Hispanic Americans, Native Americans, Asian-Pacific Americans, Asian-Indian Americans, women or members of other groups or individuals who the small Business Administration (SBA) has determined are economically and socially disadvantaged under 49 CFR Part 26.

The following affirmative steps shall be taken to assure that small and minority businesses are utilized when possible as sources of supplies, equipment, construction and services:

- a) Including qualified small and minority businesses on solicitation lists;
- b) Assuring that small and minority businesses are solicited whenever they are potential sources;
- c) When economically feasible, dividing total requirements into smaller tasks or quantities so as to permit maximum small and minority business participation;
- d) Where the requirement permits, establishing delivery schedules which will encourage participation by small and minority businesses;

- e) Using the services and assistance of the Small Business Administration, the Office of Minority Business Enterprises of the Department of Commerce and the Community Services Administration as required; or
- f) If any subcontracts are to be let, requesting that the prime contractor take the affirmative steps listed above. If separate contract goals are established, the prime contractor is required to take the affirmative steps listed above.

The City of Vallejo does not certify DBEs. DBEs will be identified through the database maintained by the California Department of Transportation at http://www.dot.ca.gov/hq/bep/dbe_query.htm.

2.12 Equal Employment Opportunity (EEO) Policy:

The Transportation Division has adopted the Equal Employment Opportunity (EEO) Policy, which applies to both internal hiring and promotion practices as well as to vendors who do business with the Transportation Division. All invitations for Bids and Requests for Proposal issued by the Transportation Division require the Bidder or Proposer to certify that:

- a) It does not discriminate against any employee or applicant for employment, because of race, religion, sex, age, creed, color, disability, or national origin;
- b) It is in compliance with all Executive Orders and federal, state and local laws regarding fair employment practices and non-discrimination in employment; and
- c) It agrees to demonstrate positively and aggressively the principle of equal opportunity in employment.

2.13 Intergovernmental Procurements:

- 2.13.1 Whenever feasible the Transportation Division will utilize available state and local intergovernmental agreements for procurement or use of common goods and services. When obtaining goods or services in this manner, the Transportation Division will ensure all federal requirements, required clauses, and certifications (including Buy America) are properly followed and included, in the contract.
- 2.13.2 By California State legislation, the Department of General Services, State Office of Procurement, may act as the buying agent for political subdivisions of the state. The purpose of the State Cooperative Purchase Program is to enable government entities to take advantage of discount prices available through volume purchases.
- 2.13.3 Whenever feasible, the Transportation Division will procure goods and services jointly with other FTA grantees. When obtaining goods or services in this manner, the Transportation Division must ensure all federal requirements, required clauses, and certifications are properly followed and included in the resulting joint solicitation and contract documents.
- 2.13.4 Any procurement obtained through use of this section must not be obtained by any partnering government engaging in a prohibited "Tag-on" process as defined

in section 14 of this document regarding Changes to Purchase Orders and Contracts.

2.14 Written Records of Procurement History:

The Transportation Division will maintain records detailing the history of each procurement. At a minimum, these records shall include:

- 1) The rationale for the method of procurement;
- 2) Selection of contract type; (if a Time & Materials type of contract is selected it must be documented to file that no other type of contract is suitable and that a ceiling price is set for the contract)
- 3) Reasons for contractor selection or rejection;
- 4) The basis for the contract price; and
- 5) A determination that the price offered is fair and reasonable.

2.15 Dividing Procurements Prohibited:

The requirements outlined in this Purchasing and Procedures document apply to the total purchase amount of supplies, equipment, materials, construction or services. Related parts of procurement are not to be divided for the express purpose of avoiding bidding requirements.

2.16 Rolling Stock Term of Contract Limit:

The contract period of performance for rolling stock and replacement parts shall not exceed five (5) years inclusive of options without prior written FTA approval when FTA funds are involved.

2.17 Ensuring Most Efficient and Economic Purchase:

Each proposed procurement will be reviewed by staff to avoid purchase of unnecessary or duplicative items. Consideration will be given to consolidating or breaking out procurements to obtain a more economical purchase.

Where appropriate, an analysis will be made of lease versus purchase alternatives and any other appropriate analysis to determine the most economical approach.

2.18 No Advance Payments:

Advance payments utilizing FTA funds are prohibited without prior written FTA concurrence. Progress payments may be made for receipt of deliverables, percentage of work completed, milestones, or titles received. The Project manager or contract administrator shall make determinations regarding work completed and milestones achieved as part of the invoice payment process.

2.19 Liquidated Damages:

Liquidated Damage assessments must be calculated at a specific rate per day for each day of overrun, and must be credited to the project unless written permission to do otherwise

is obtained from FTA. Calculations for liquidated damages must be based on data showing how delay causes damage.

2.20 Authority to Contract:

Authority to purchase and contract is held by the City Council and currently delegated to the City Manager (identified in the City of Vallejo's Municipal Code as the purchasing agent) for all purchases in the amount of \$25,000 and less which are not subject to formal competitive bidding procedures and for all service contracts for which there are appropriated funds in the City-Council approved budget. (See Charter 717 and Vallejo Municipal Code section 3.20.020.)

The City Manager may delegate this authority, wholly or in part pursuant to a letter of delegation filed with the City Clerk. (See Vallejo Municipal Code section 3.20.020.)

For purchases and contracts which are above \$25,000, including public works projects in an amount above \$25,000, and all other goods and services which must be competitively bid either because the Vallejo Municipal Code requires it, or because the California State Contracts code requires it, or because the Federal Guidelines require such competitive bidding, the Transportation Division will look to Title 3 of the Vallejo Municipal Code and any Administrative Rule, Internal Written Procedure or letter of delegation promulgated and approved by the City Council and or the City Manager, as appropriate, for purposes of determining whether the authority to approve any purchase or enter into any contract exists.

Under no circumstances will a subcontractor or consultant have signatory authority to enter into any contract on behalf of the Transportation Division, or on behalf of the City of Vallejo. For goods and services which are competitively bid, the award must be made by City Council. (Vallejo Municipal Code section 3.20.160.)

3 METHODS OF PROCUREMENT

Once authority to purchase or contract has been determined, the following methods of procurement may be used as appropriate:

3.1 Purchases for less than \$1,000 - Procurement by Micro-Purchases:

Micro-purchases are those purchases under \$1,000. Purchases below that threshold may be made without obtaining competitive quotations. See VMC 3.20.190. Such purchases are exempt from Buy America requirements. There should be equitable distribution among qualified suppliers and no splitting of procurements to avoid competition. The Davis-Bacon Act applies to construction contracts above \$2,000. Minimum documentation required, but purchases must be documented as fair and reasonable.

These purchases may be accomplished by Petty Cash, if under \$50, by purchase through a Cal-Card, or by purchase Requisition/Purchase Order.

3.2 Purchases for amounts between \$1,000 to \$25,000 - Procurement by Small Purchase Procedures/"Open Market":

These purchases will comply with VMC 3.20.190. Small purchase procedures will be used for those relatively simple and informal procurement methods for securing services, supplies, or other property that cost more than \$1,000 but less than \$25,000. The Davis-Bacon Act applies to construction contracts above \$2,000. Minimum documentation required. A determination that the price is fair and reasonable and how this determination was derived must be included in the file. Purchase Requisitions are appropriate for purchases in this category. Purchase orders will be obtained in accordance to VMC 3.20.090. A Purchase Requisition, with the correct approval, must be completed before a Purchase Order can be prepared.

- 3.2.1 **Minimum Number of Bids.** Wherever possible, small purchases will be based on at least three bids, and shall be awarded to the lowest responsible bidder. The requisitioner would need to give the approving authority a Requisition form with at least three vendors, if possible, and their contact information. If only two bids can be obtained, documentation must be provided by the requesting party that a total of five businesses have been solicited.
- 3.2.2 **Notice Inviting Bids.** The purchasing agent will solicit bids by written or verbal requests to prospective vendors.
- 3.2.3 As an alternative to Small Purchase Procedures, materials, equipment or supplies may be made by request from the State Department of General Services, in accordance with the provisions of Government Code section 14814.

3.3 Purchases of More than \$25,000 - Procurement By Sealed Bids/Invitation For Bid (IFB):

Bids are publicly solicited and a firm-fixed-price contract (lump sum or unit price) is awarded to the responsible bidder whose bid, conforming to all the material terms and conditions of the invitation for bids, is the lowest in price. The following procedure will be adhered to, which incorporates Vallejo Municipal Code sections 3.20.110 to 3.20.160. In order for sealed bidding to be feasible, the following conditions should be present:

- 1) A complete, adequate, and realistic specification or purchase description is available;
- 2) Two or more responsible bidders are willing and able to compete effectively for the business;
- 3) The procurement lends itself to a firm fixed price contract and the selection of the successful bidder can be made principally on the basis of price; and
- 4) No discussion with bidders is needed.

3.3.1 Requirements. If this procurement method is used, the provisions of Vallejo Municipal Code §§ 3.20.80 through 3.20.185 will apply, as well as the following requirements:

- a) Technical specifications and requirements for the IFB will be prepared by the appropriate requisitioner and submitted to Transportation Superintendent or his or her designee. If approved, the Transportation Superintendent or his or her designee will forward the information to the appropriate Analyst who will work with the requisitioner to draft the appropriate Invitation for Bids (IFBs). The IFB will be reviewed for FTA, local and state law compliance and accuracy before release.
- b) The invitation for bids will be publicly advertised and bids shall be solicited from an adequate number of known suppliers, providing them sufficient time to prepare bids prior to the date set for opening the bids; advertising for sealed proposals shall at a minimum be by publication in the official newspaper by at least one insertion made by at least ten days prior to the time for opening of bids and publication in the City of Vallejo Website. Notices inviting bids shall at least include a general description of work, equipment, materials or supplies, and shall refer for details to specification on file in the office of the City Clerk or other designated City office pursuant to Vallejo Municipal Code § 3.20.120.
- c) The invitation for bids, which will include any specifications and pertinent attachments, shall define the items or services sought in order for the bidder to properly respond.
- d) Any change or modification in plans or specifications will occur according to VMC 3.20.170.
- e) Sealed bids shall be submitted to the office of the City Clerk and shall be identified as "Bids-designating contract or project involved" on the envelope.
- f) All proposals shall be made in accordance with the solicitation documents and furnished to interested bidders as provided in the "Notice Inviting Bids/Proposals" with a form of affidavit provided for in Chapter 3.20 of the Vallejo Municipal Code, printed thereon. Each bid shall have thereon the affidavit of the bidder that this is genuine and not sham or collusive, or made in the interest of, or in behalf of any persons not therein named, and that the bidder has not directly or indirectly induced or solicited any other bidder to put in a sham bid, or any other person, or corporation, or firm to refrain from bidding, and that the bidder has not in any manner sought by collusion to secure to himself an advantage over other bidders.
- g) Any bid made without such affidavits, or in violation thereof and any contract let thereunder shall be void.
- h) If, at any time, discovery is made that a contract has been let to a bidder who has violated or evaded this oath, the contract shall be canceled and no recovery shall be had thereon, and the Vallejo City Council shall at once proceed as before to award a new contract.
- i) All proposals or bids offered, except as provided below, shall be accompanied by a bank cashier's check, or by a check certified by a responsible bank, payable to the city of Vallejo, in an amount as specified in the notice inviting bids, or by a bidder's bond for the amount and so payable, signed by the bidder and any one or

more sureties authorized to transact surety business in the state of California, acceptable to the purchasing agent and the City Attorney. No proposal shall be considered unless accompanied by such check or bond; provided, however, that in the case of proposals or bids concerning a contract for the purchase of materials, supplies, equipment or services, the purchasing agent may:

1. Eliminate the requirement that the bids or proposals for a contract be accompanied by a bidder's check or bond; or
 2. Set the amount of security required to accompany bids for a contract on a purchase by purchase basis.
- j) Construction or facility improvement contract and subcontract bids over \$100,000 have the following additional requirements:
1. A bid guarantee equivalent to five (5) percent of the bid price. The bid guarantee shall consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of his bid, execute such contractual documents as may be required within the time specified;
 2. A performance bond on the part of the contractor for 100 percent of the contract price. A "performance bond" is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract; and
 3. A payment bond on the part of the contractor. A payment bond is one executed in connection with a contract to assure payment, as required by law, of all persons supplying labor and material in the execution of the work provided for in the contract. Payment bond amounts determined to adequately protect the federal interest are as follows:
 4. Fifty percent of the contract price if the contract price is not more than \$1 million;
 5. Forty percent of the contract price if the contract price is more than \$1 million but not more than \$5 million; or
 6. Two and a half million dollars if the contract price is more than \$5 million.
- k) The City Clerk shall direct opening of sealed bids at the time and place designated in the invitation for bids as stated in the public notices. The opening shall occur in the presence of any two of the following officers: a member of the City Council, the purchasing agent, the City Attorney, and/ or the appropriate department head as designated by the City Manager, and all other interested parties and bidders who desire to be present. As each bid is opened, it shall be read aloud so that all persons interested in the bidding may become acquainted with the contents thereof. From and after the time of opening, the City Clerk shall, upon the request of any interested party, read or give such further information from the said bid as may be requested. A tabulation of all bids received shall be open for public inspection at the office of the City Clerk during business hours for a period of one year after the bid opening.

- l) After they have been opened, all bids shall be referred to the City Manager together with a price and cost analysis and, if appropriate, a staff report to the City Council together with such recommendations as may be deemed appropriate. (See Vallejo Municipal Code § 3.20.150.)
- m) Payment discounts will only be used to determine the low bid when prior experience indicates that such discounts are usually taken advantage of.
- n) Any or all bids may be rejected if there is a sound documented business reason.
- o) Upon execution of the contract, the contractor will deliver to the City Clerk security to guarantee performance of the requirements and obligations to be performed by the contractor as allowed or required by 3.20.180.
- p) The sealed bid method is the preferred method for procuring construction if the conditions in paragraph (a) above apply.

3.4 Procurement By Competitive Proposal/Request for Proposals (RFP):

This method is appropriate for the negotiation of the services of consultants or for the purchase of highly specialized equipment as provided for in section 3.20.080(5) of the Vallejo Municipal Code. This method applies when conditions are not appropriate for the use of sealed bids because one of the following reasons exists and the method is not prohibited by state or local law:

- 1) A complete, adequate, and realistic specification or purchase description is not available.
- 2) Two or more responsible bidders are not willing and able to compete effectively for the business.
- 3) The procurement does not lend itself to a firm fixed price contract and the selection of the successful bidder can not be made principally on the basis of price.
- 4) Discussion with the bidders is needed.

3.4.1 Requests for proposals will be publicized. All evaluation factors will be identified along with their relative importance; technical specifications and requirements.

3.4.2 Awards will be made to the responsible firm whose proposal is most advantageous and of best value to the Transportation Division's program with price and other factors considered.

3.4.3 In determining which proposals is most advantageous, the Transportation Division may award to the proposer whose proposals offer the greatest business value to the Agency based upon an analysis of a tradeoff of qualitative technical factors and price/cost to derive which proposal represents the "Best Value" to Transportation Department. "Best Value" is a selection process in which proposals contain both price and qualitative components, and award is based upon a combination of price and qualitative considerations. The award selection is based upon consideration of a combination of technical and price factors to determine {or derive} the offer deemed most advantageous and of the greatest value to the City of Vallejo if the City elects to use the best value selection

method as the basis for award, however, the solicitation must contain language which establishes that an award will be made on a “best value” basis.

3.5 Procurement of Architectural and Engineering Services (A&E):

The Transportation Division will use qualifications-based competitive proposal procedures (i.e., Brooks Act procedures) when contracting for A&E services as defined in 40 U.S.C. §541 and 49 U.S.C. §5325(d). Services subject to this requirement are program management, construction management, feasibility studies, preliminary engineering, design, architectural, engineering, surveying, mapping, and related services.

Qualifications-based competitive proposal procedures require that:

- 1) An offeror’s qualifications be evaluated;
- 2) Price be excluded as an evaluation factor;
- 3) Negotiations be conducted with only the most qualified offeror; and
- 4) Failing agreement on price, negotiations with the next most qualified offeror be conducted until a contract award can be made to the most qualified offeror whose price is fair and reasonable to the grantee.

These qualifications-based competitive proposal procedures can only be used for the procurement of the services listed above. This method of procurement cannot be used to obtain other types of services even though a firm that provides A&E services is also a potential source to perform other types of services.

3.6 Procurement of Design-Bid-Build:

The Transportation Division may procure design-bid-build services through means of sealed bidding or competitive negotiations. These services must be procured in a manner that conforms to applicable state and local law, the requirements of the appropriate FTA guidance relative to the method of procurement used and all other applicable federal requirements.

3.7 Procurement of Design-Build:

The Transportation Division must procure design-build services through means of qualifications-based competitive proposal procedures based on the Brooks Act when the preponderance of the work to be performed is considered to be for architectural and engineering (A&E) services. Qualifications-based competitive proposal procedures should not be used to procure design-build services when the preponderance of the work to be performed is not of an A&E nature, unless required by State law.

3.8 Procurement By Noncompetitive Proposals (Sole Source):

Sole Source procurements are accomplished through solicitation of a proposal from only one source, or after solicitation of a number of sources, competition is determined inadequate. A contract change that is not within the scope of the original contract is considered a sole source procurement that must comply with this subparagraph.

- 1) Procurement by noncompetitive proposals may be used only when the award of a contract is infeasible under small purchase procedures, sealed bids, or competitive proposals and at least one of the following circumstances applies:
 - a. The item is available only from a single source;
 - b. The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation;
 - c. FTA authorizes noncompetitive negotiations—e.g., if FTA provides a joint procurement grant or a research project grant with a particular firm or combination of firms, the grant agreement is the sole source approval;
 - d. After solicitation of a number of sources, competition is determined inadequate; or
 - e. The item is an associated capital maintenance item as defined in 49 U.S.C. § 5307(a)(1) that is procured directly from the original manufacturer or supplier of the item to be replaced. The Transportation Division must first certify in writing to FTA:
 - i. That such manufacturer or supplier is the only source for such item; and
 - ii. That the price of such item is no higher than the price paid for such item by like customers.
- 2) A cost analysis, i.e., verifying the proposed cost data, the projections of the data, and the evaluation of the specific elements of costs and profit, is required.

3.9 Options:

The Transportation Division may include options in contracts. An option is a unilateral right in a contract by which, for a specified time, the Transportation Division may elect to purchase additional equipment, supplies, or services called for by the contract, or may elect to extend the term of the contract. If an option is included in a contract, the requirements below apply:

- 1) **Evaluation of Options.** The option quantities or periods contained in the contractor's bid or offer must be evaluated in order to determine contract award. When options have not been evaluated as part of the award, the exercise of such options will be considered a sole source procurement.
- 2) **Exercise of Options.**
 - a. The Transportation Division will ensure that the exercise of an option is in accordance with the terms and conditions of the option stated in the initial contract awarded.
 - b. An option may not be exercised unless the Transportation Division has determined that the option price is better than prices available in the market or that the option is the more advantageous offer at the time the option is exercised.

3.10 Capital Purchases:

For financial purposes, items over \$5,000.00 with a useful life of over one (1) year are defined as capital purchases. In addition to any other requirements which may apply, such expenditures must be charged against capital accounts, rather than operating accounts. The Vallejo City Council must approve all budgeted capital expenditures for the current fiscal year along with the operating budget. Un-budgeted capital expenditures must be submitted to the City Council for approval. The City Manager or designee must approve all capital expenditures. The City Manager may delegate this authority to approve capital purchases. If this authority is delegated, the City Manager must specify the dollar limit for purchases that the authorized staff may approve.

4 CONTRACT COST OR PRICE ANALYSIS FOR EVERY ACTION

The Transportation Division will perform a cost or price analysis in connection with every procurement action, including contract modifications. A cost or price analysis must be performed before Bids or Proposals are received. The method and degree of analysis is dependent on the facts surrounding the particular procurement situation, but as a starting point, the Transportation Division must make independent estimates before receiving bids or proposals. Responsibility for ensuring that an independent estimate is completed will reside with the person issuing the solicitation. No solicitation will be issued prior to conducting an independent estimate regarding the anticipated cost of the item or service to be procured. The estimate will include the methodology used to make the estimate.

4.1 Cost Analysis:

A cost analysis must be performed when the offeror is required to submit the elements (i.e., labor hours, overhead, materials, etc.) of the estimated cost, (e.g., under professional consulting and architectural and engineering services contracts, etc.)

A cost analysis will be necessary when adequate price competition is lacking and for sole source procurements, including contract modifications or change orders, unless price reasonableness can be established on the basis of a catalog or market price of a commercial product sold in substantial quantities to the general public or on the basis of prices set by law or regulation.

4.2 Price Analysis:

A price analysis may be used in all other instances to determine the reasonableness of the proposed contract price.

4.3 Profit:

The Transportation Division will negotiate profit as a separate element of the price for each contract in which there is no price competition and in all cases where cost analysis is performed. To establish a fair and reasonable profit, consideration will be given to the complexity of the work to be performed, the risk borne by the contractor, the contractor's

investment, the amount of subcontracting, the quality of its record of past performance, and industry profit rates in the surrounding geographical area for similar work.

4.4 Federal Cost Principles:

Costs or prices based on estimated costs for contracts under grants will be allowable only to the extent that costs incurred or cost estimates included in negotiated prices are consistent with Federal cost principles. Grantees may reference their own cost principles that comply with applicable Federal cost principles.

4.5 Cost Plus Percentage of Cost Prohibited:

The cost plus a percentage of cost and percentage of construction cost methods of contracting shall not be used.

5 REJECTION OF BIDS

Invitations for bids may be canceled after opening but prior to award, and all bids rejected, where it is consistent with Federal, State, and local procurement regulations. A written determination must be included in the invitation for bid file stating that cancellation is in the best interest of the Transportation Division for reasons such as the following:

- a) Inadequate, ambiguous, or otherwise deficient specifications were cited in the invitation for bids;
- b) The supplies or services are no longer required;
- c) The invitation for bids did not provide for consideration of all factors of cost to the Transportation Division;
- d) Bids received indicate that the needs of the Transportation Division can be satisfied by a less expensive item differing from that on which bids were received;
- e) All otherwise acceptable bids received are at unreasonable prices;
- f) The bids were not independently arrived at in open competition, were collusive, or were submitted in bad faith. Such situation must be substantiated and reported to the Transportation Division counsel; or
- g) The bids received did not provide competition, which was adequate to ensure reasonable prices. A price or cost analysis may be used to establish the reasonableness of price.

5.1 Rejection of Individual Bids:

Normally, any bid which fails to conform to the essential requirements of the invitation for bids, such as specifications, delivery schedule, warranty, or the required bid documents, shall be rejected as non-responsive.

A bid shall be rejected where the bidder imposes conditions, which modify requirements of the invitation for bids. For example, bids may be rejected in which the bidder:

- 1) Attempts to protect himself against future changes in conditions such as increased costs, if a total price to the Transportation Division cannot be determined for bid evaluation;
- 2) Fails to state a price and in lieu thereof states that price shall be “price in effect at the time of delivery”;
- 3) States a price but qualifies such price as being subject to “price in effect at time of delivery”;
- 4) Where not authorized by the invitation for bid, conditions or qualifies his/her bid by stipulating that the bid is to be considered only if, prior to date of award, bidder received or does not receive award under a separate procurement;
- 5) Limits rights of the Transportation Division under any contract clause;
- 6) Fails to comply with all of the requirements of the IFB.

5.1.1 Bids received from any person or firm debarred or ineligible shall be rejected if the period of debarment or ineligibility has not expired.

5.1.2 Low bids received from firms determined to be not responsible pursuant to Federal, State or local procurement regulations shall be rejected.

5.1.2.1 A determination of responsibility will be made and documented to file prior to award, and the review used to make that determination shall consist of an analysis of the bidder’s ability to provide the appropriate financial backing, equipment, facility and personnel; ability to meet the delivery schedule, a satisfactory period of performance, record of integrity (suspension or debarred list checks), and receipt of all necessary data from the supplier.

5.1.3 A bid may be rejected if a bid guarantee is required and a bidder fails to furnish it in accordance with the requirement of the invitation for bids.

5.1.4 The originals of all rejected bids, and any written findings with respect to such rejections, shall be preserved in the file relating to the procurement.

5.1.5 After submitting a bid, if a bidder transfers all of his/her assets or that part of his/her assets related to the bid during the period between the bid opening and the award, the transferee may not take over the bid, thus, the Transportation Division may reject the bid.

6 AWARD OF CONTRACT/COMPETITIVELY BID CONTRACTS

In the event of a purchase subject to sealed bids, after considering the report of the City Manager, the City Council shall award the contract to the lowest responsible bidder, or reject all bids, and may re-advertise in its discretion. The provisions of VMC 3.20.160 shall govern the award of the contract. A firm fixed-price contract award will be made in writing to the lowest responsive and responsible bidder. When specified in bidding documents, factors such as discounts, transportation costs, and life cycle costs shall be considered in determining which bid is lowest. Contracts for goods or services based on

other procurement methods allowed as described above in section 3 may be awarded as follows:

6.1 Contracts for procurement of goods and services for amounts of \$25,000 and above:

Contracts in this range will be awarded by Resolution of City Council authorizing the City Manager to enter into such contract.

6.2 Contracts for Procurement of goods and services for amounts between \$1,000 and \$25,000:

Contracts for procurements of goods and services for amounts between \$1,000 and \$25,000 shall be awarded by the City Manager, in his discretion and as authorized by the City Charter, The Vallejo Municipal Code and any other City Council action or resolution.

7 DETERMINATION - LOWEST RESPONSIBLE BIDDER EVALUATION

Before City Council awards the contract, or the City Manager authorizes the procurement, the Transportation Division shall make a determination that a prospective contractor is responsible and the prices are reasonable. This information will be given to the purchasing authority. A responsible prospective contractor is one who meets the standards forth below:

- a) Has adequate financial resources, or the ability to obtain such resources as required during the performance of the contract;
- b) Is not listed on the Federal "List of Parties Excluded from Federal Procurement or Non-procurement Programs (Debarred List)" located at <http://www.epls.gov/> .
- c) Is able to comply with the required or proposed deliver or performance schedule, taking into consideration all existing business commitments, commercial as well as governmental;
- d) Has a satisfactory record of performance. Contractors who are, or have been seriously deficient in current or recent contract performance, when the number of contracts and the extent of deficiency of each are considered, will be considered non-responsive;
- e) Has a satisfactory record of integrity and business ethics;
- f) Is otherwise qualified and eligible to receive an award under applicable laws and regulations;
- g) Has the necessary organizational, experience, operational controls; and technical skills, or the ability to obtain them; or
- h) Has the necessary production, construction, and technical equipment and facilities, or the ability to obtain them.

Evaluation of the responsibility of prospective contractors may be made based upon the following sources:

- 1) A list of debarred, suspended or ineligible firms or individuals;
- 2) From the prospective contractor's bids and proposals, replies to questionnaires, financial data such as balance sheets, profits & loss statements, cash forecasts, and financial histories of the contractor and affiliated concerns; current and past production records, list of tolls, equipment, and facilities, written statements of commitments concerning financial assistance and subcontracting arrangements;
- 3) Publications, including credit ratings, trade and financial journals, and business directories may also be used;
- 4) References such as suppliers, subcontractors, customers or the prospective contractor, banks and financial institutions, commercial credit agencies, other government agencies, purchasing and trade associations, and better business bureaus and chamber of commerce; or
- 5) Documented past performance on contracts with the Transportation Division.

8 FILING PROTESTS

8.1 Definitions

- 1) **Awarding Authority:** The City Council or Purchasing Agent possessing the authorization to make final decisions regarding selection of bidders or proposers.

8.2 Filing Procedure:

Protests dealing with restrictive specifications or alleged improprieties in solicitation must be filed no later than ten (10) working days prior to bid opening or closing date for receipt of proposals. Any other protest must be filed no later than five (5) working days after:

1. Notification of Intent to Award is issued for award of contract if the contract is awarded by City Council and City Council follows staff recommendation; or
2. Notification of Award is issued if City Council has delegated award authority to the Purchasing Agent or City Council does not award the contract according to the Notification of Intent to Award.

Protests shall be in writing and addressed to the Transportation Superintendent.

The protest shall identify the protestor, contain a statement officially declaring a protest and describing the reasons for the protest, and provide any supporting documentation. Additional materials in support of the initial protest will only be considered if filed within the time limit specified above. The protest shall indicate the ruling or relief desired from the Transportation Division.

8.3 Confidentiality:

Materials submitted by a protester will not be withheld from any interested party, except to the extent that the withholding of information is permitted or required by law or regulation. If the protest contains proprietary material, a statement advising of this fact

may be affixed to the front page of the protest document and the alleged proprietary information must be so identified wherever it appears.

8.4 Withholding of Award:

When a protest is filed before opening of bids or closing date of proposals, the bids will not be opened prior to resolution of the protest, and when the protest is filed before award, the award will not be made prior to resolution of the protest, unless the Awarding Authority determines that:

- a) Items to be procured are urgently needed, or delivery or performance will be unduly delayed by failure to make award promptly; or
- b) Failure to make award will cause undue harm to the Transportation Division.

In the event an award is to be made while a protest is pending, the Federal Transit Administration shall be notified if Federal funding is involved.

8.5 Processing the Request:

- a) The Transportation Superintendent shall respond to the protestor within five (5) working days of receiving the protest. A conference on the merits of the protest may be held with the protestor.
- b) Any additional information required by the Transportation Division from the protestor shall be submitted as expeditiously as possible, but no later than three (3) days after receipt of such request.

8.6 Notification:

The Transportation Superintendent shall notify the protestor of a decision regarding the protest no later than ten (10) days following receipt of all relevant information.

8.7 Appeal:

If a protestor is not satisfied with the decision made by the Transportation Superintendent the protestor may appeal the decision to the Awarding Authority. If Federal funds are involved, the protestor may file protest with the Federal Transit Administration appealing the final decision of the Awarding Authority. Review by FTA will be limited to:

- a) Violation of Federal law or regulations.
- b) Violation of the Transportation Division's protests procedures described herein, or failure by the Transportation Division to review protest.

Protests must be filed with FTA (with a concurrent copy to the Transportation Division) within five (5) days after the Awarding Authority renders a final decision, or five (5) days after the protestor knows, or has reason to know, that the Awarding Authority failed to render a final decision. After five (5) days, the Transportation Division will confirm with FTA that FTA has not received protest on the contract in question.

Circular 4220.1E is available for review at the Transportation Division office. A copy may be obtained for FTA at the following address:

Federal Transit Administration
Region IX
201 Mission Street – Suite 2210
San Francisco, California 94105

The Transportation Division shall not be responsible for any protests not filed in a timely manner with FTA.

In the event an award is to be made while a protest is pending, the Federal Transit Administration shall be notified if Federal funding is involved.

9 PURCHASE REQUISITION APPROVAL AND PURCHASE ORDERS

- a) All purchase orders between \$1,000 to \$25,000 require the approval of the City Manager, or his designee.
- b) Purchase orders greater than \$25,000 require the approval of the Vallejo City Council.
- c) Purchase orders are not required for medical, legal, insurance, payroll, petty cash, travel reimbursements, utility payments, postage, temporary help, conferences and subscription renewals.
- d) Purchase Requisition forms are filled out by the party requesting goods or services, and then input into the City's automated purchasing system by administrative staff to begin the approval process.

9.1 Purchase Orders (PO's):

Purchase Order (PO) numbers are assigned by the City's automated purchasing system after receipt and approval of a purchase requisition by the appropriate parties with proper authorization.

The Transportation Superintendent will review the Purchase requisition and all documentation to ensure its completeness, accuracy and compliance with FTA regulations.

9.2 Purchase Order Approval:

The City's automated purchasing system will route purchase requisitions to the correct authorization levels, and upon final authorization, assign a Purchase Order Number. The Finance Director will sign the generated Purchase Order and notify the requestor that the Purchase Order has been authorized and provide the requestor with the Purchase Order.

The Requisitioner may either fax or orally notify the vendor of the approved Purchase Order number. A copy of the approval purchase order shall be sent to the vendor along with any FTA terms and conditions unless those terms already exist in a formal contract. The method of purchase shall be specified on the Purchase Requisition.

Vendors shall be told to include their Purchase Order number on all correspondence, including packages, invoices, credit memos, etc.

9.3 Receiving/Approval to Pay:

Only authorized persons may receive goods. Upon receipt, the packing slip is compared to the goods received.

If correct, the packing slip is signed and dated as received.

If the packing slip is also an invoice, these documents will then be sent to the Transportation Finance Officer for payment.

If the packing slip is not an invoice, requisitioner will check invoice file. If the invoice has been received, it should be matched against the packing slip. If it does not match the vendor should be notified. When a correct invoice is received, it should be attached to the rest of the procurement documentation and sent to the Transportation Finance Officer for payment.

For the receipt of services, the responsibility to deem the service completed will rest with the requisitioner. Upon completion, sign all documents that confirm the proper completion of services performed and forward the receiving document to the Transportation Superintendent for payment.

9.4 Blanket Purchase Orders:

The Transportation Division does not authorize the use of this type of purchase order.

9.5 Releasing Purchase Order Numbers:

The Transportation Division does not authorize the practice of giving Purchase Order numbers to requisitioners over the telephone without adherence to the guidelines contained herein.

10 CHECK REQUEST POLICY

The Transportation Division does not authorize any requests for checks to be provided to staff or to vendors or contractors before the accounts payable division mails them out.

11 PETTY CASH POLICY

Purchases of up to \$50 may be made through petty cash. However, this is a privilege that should never be used to circumvent the procurement procedures. A petty cash voucher

shall be obtained from Account Payable and approved by the Transportation Superintendent. All receipts, and any change received in the transaction, shall be returned to Account Payable immediately upon return to the facility.

12 EMERGENCY ACQUISITIONS

For internal control purposes, deviations from the process outlined in this section are permitted only in emergency situations, and only with the approval of the City Manager. Whether an emergency exists will be determined by the City Manager, at the recommendation of the Transportation Superintendent or his/her designee. Emergency procurements are those which, due to unusual circumstances beyond the control of the requisitioner, cannot be foreseen or otherwise provided for in the routine manner, but which must be accomplished without delay. Emergencies usually involve urgent repair of revenue vehicles, facilities or utilities, correction of unsafe conditions, which if left uncorrected would result in immediate financial loss, and the like.

When a purchase order is issued in an emergency situation, the responsibility for following through with a Purchase Requisition is not relieved when the purchase is accomplished through emergency channels. A properly executed and approved Purchase Requisition must be provided in order to complete the requisition.

When an emergency arises, the requester may inform the Transportation Superintendent or his/her authorized designee of the requirements, including the vendor's name and the approximate amount of the procurement. It is then the responsibility of the requisitioner to coordinate completion of the confirming Purchase Requisition. If the requester does not know which vendor will be used, the Transportation Superintendent or his/her authorized designee shall be notified as soon as a vendor is located.

In instances where a valid emergency exists and goods or services may be obtained after normal working hours, the requester may follow one of the several options:

- 1) Make the purchase from a firm willing to accept an oral Purchase Order;
- 2) Pay cash and be reimbursed from petty cash (if less than \$50), or by check, the following business day; or
- 3) Charge the purchase and present the sales slip the following day to have a Purchase Requisition processed and a check issued for reimbursement.

13 SERVICE CONTRACTS AND/OR MAINTENANCE AGREEMENTS

Service contracts and maintenance agreements are legally binding documents stating that a particular vendor will perform the specified services on equipment as agreed upon and described. These contracts should be obtained by whichever procurement method is applicable, depending on amount and/or circumstances. All service and maintenance

agreements will be routed to the Risk Manager for his input and/ or signature. All contracts, including service and maintenance, shall be submitted to the City Attorney's Office for review and approval pursuant to Administrative Rule 4.1

Repairs of equipment not covered by service contracts or maintenance agreements must have a Purchase Order number issued before the equipment can be repaired. If the equipment is to be shipped or hand carried for repair, a Purchase Requisition should be prepared (including estimates) for proper record keeping prior to shipment.

For all repairs, the following information is required:

- a) Make, model and serial number of equipment;
- b) Inventory tag number;
- c) Department where equipment is located;
- d) Hourly or flat rate to be charged; and
- e) If the item being repaired is an accessory to a major piece of equipment, provide the above information from the equipment to which it is an accessory.

(NOTE: If a Purchase Order number was orally given because of an on-site emergency repair, the Purchase Requisition must have that number affixed, include all the information shown above, and have a written service report of the incident attached before sending to the Transportation Finance Officer.)

14 PROCEDURES FOR CHANGE ORDERS/CONTRACT MODIFICATION

This section describes the steps to take when changes or cancellations must be made to existing purchase orders or contracts.

14.1 Changes to Purchase Orders and Contracts:

Changes are made to existing purchase orders and contracts either by issuing a purchase order change or a contract addendum (and sometimes both). Examples of circumstances that warrant making a change to a purchase order or contract are:

- 1) When there is a substantial change in the description of the supplies or services to be delivered against the purchase order or contract.
- 2) When there is a change in the scope, price and/or quantity or delivery of supplies or services to be delivered against the purchase order or contract.
- 3) When the specifications, terms or conditions are in error or need to be modified.
- 4) When there is a change in funding.

All purchase order and contract modifications for purchases over \$1000 must be approved by the City Manager. The City Manager may approve changes and modifications that do not exceed a one-time increase of 10% above the originally-

approved contract price, with a limit of \$25,000. Changes/Modifications that exceed \$25,000 must be approved by majority vote of City Council.

14.1.1 Processing Time Required: Changes to purchase orders and contracts will usually be completed within five (5) working days after a Request for Correction/Change to Purchase Order is received by the City Manager.

NOTE: Changes that require approval of the City Council require a longer period of time. If Council approval is required, a minimum of two (2) weeks may be required before a change can be completed.

14.1.2 Information Required by the City Manager: A completed Memo Request for Correction/Change to Purchase order or contract must be submitted to the City Manager. The Request should include a complete description of all needed changes and the reason for the changes. It must be signed by the Transportation Superintendent.

14.1.3 Changes to purchase orders and contracts that constitute an “out of scope” or “Cardinal change” to the purchase order or contract are considered “Tag-ons” and are prohibited unless accompanied by a sole source justification. A determination that a change to a purchase order or contract does not constitute an out of scope change is required prior to authorization and that determination must be documented to the contract file.

14.2 Cancellations of Purchase Orders:

Purchase orders are canceled either by issuing a purchase order change or a letter of cancellation (or both). Such cancellations can be made by the Transportation Superintendent when the necessary information regarding the need for the cancellation is provided.

14.2.1 Processing Time Required: Cancellations of purchase orders and contracts will usually be completed within five (5) working days after the Transportation Superintendent receives a Request for Correction/Change to Purchase Order. The requesting organization will receive a copy of the Purchase Order marked CANCELED or a copy of the letter canceling the contract after the cancellation has been completed.

14.2.2 Information Required by Transportation Superintendent: A Request for Cancellation must be submitted to the Transportation Superintendent. The Request should ask that the purchase order or contract be canceled and should give the reason for the cancellation. It must be signed by requisitioner.

14.2.3 Description of Process: Upon receipt of the Request for Cancellation, the Transportation Superintendent will review the information and

approve/disapprove, as appropriate. If cancellation is approved, the purchase order/contract will be forwarded to the Transportation Finance Officer who will effect the cancellation. The requesting organization and the vendor will receive a copy of the purchase order marked "CANCELED" and/or letter notifying them of contract cancellation

15 PURCHASING PROCEDURE AMENDMENT

From time to time, the U.S. Department of Transportation, FTA or other governing bodies may set forth new procurement standards, issue supplementary directives, or revise certain procurement regulations or procedures. The amended policy or procedures will then be incorporated into the Transportation Division's procurement Policies and Procedures.

16 CONTRACT PROVISIONS FOR FTA GRANTEES

A number of general contract provisions are required by the Federal Transit Administration (FTA) for FTA funded contracts. These provisions are intended to establish minimum guidelines to which grantees must adhere when purchasing supplies, equipment and construction and professional services. Additionally, a number of provisions are required by State law and local practice.

The Transportation Division will work with the City Attorney's office and the Risk Manager to include all necessary contract clauses in each contract. Special attention will be given to the applicability and inclusion of model contract clauses from the Federal Transit Administration's Best Practices Procurement Manual. These contract requirements change from time to time, so when drafting a contract check the latest contract clause requirements from FTA. Transportation Division Procurement Analyst II will be responsible for updating contract provisions.