



**SPECIAL MEETING
CLOSED SESSION
VALLEJO CITY COUNCIL
MONDAY, DECEMBER 17, 2007
5:00 P.M.**

MAYOR
Osby Davis

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

AGENDA

City Hall
55 Santa Clara Street
Vallejo, CA 94590

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.

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.

1. CALL TO ORDER

A. Roll Call

2. CLOSED SESSION

A. CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION –
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(a)

B. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6. NEGOTIATORS: JOSEPH TANNER, CITY MANAGER; CRAIG WHITTON, ASSISTANT CITY MANAGER-COMMUNITY DEVELOPMENT; DENNIS MORRIS, HUMAN RESOURCES DIRECTOR; ROB STOUT, FINANCE DIRECTOR; EMPLOYEE ORGANIZATIONS: INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, LOCAL 1186 (IAFF), VALLEJO POLICE OFFICERS ASSOCIATION (VPOA), INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, LOCAL 2376 (IBEW) AND CONFIDENTIAL, ADMINISTRATIVE, AND MANAGERIAL PROFESSIONALS (CAMP)

3. ADJOURNMENT



City Hall
555 Santa Clara Street
Vallejo, CA 94590

AGENDA

VALLEJO CITY COUNCIL HOUSING AUTHORITY JOINT MEETING OF THE VALLEJO CITY COUNCIL AND THE VALLEJO REDEVELOPMENT AGENCY VALLEJO SANITATION & FLOOD CONTROL DISTRICT

MAYOR
Osby Davis

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

DECEMBER 18, 2007

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. The Vallejo City Council meets on Tuesdays at 7:00 p.m. weekly unless otherwise posted.

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.

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The Vallejo Sanitation & Flood Control District is located at 450 Ryder Street, (707) 644-8949. A public agenda book is available at the District Office during regular business hours for those desiring additional information on agenda items.



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CITY OF VALLEJO 5:00 P.M. - SPECIAL MEETING-CLOSED SESSION

- A. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION: MICHAEL MURRAY V. CITY OF VALLEJO, ET AL., WORKERS' COMPENSATION APPEALS BOARD NOS. OAK0304889, OAK0307419, AND WCK47937, PURSUANT TO GOVERNMENT CODE SECTION 54956.9(a)

VALLEJO HOUSING AUTHORITY
REGULAR MEETING
6:45 P.M. CITY COUNCIL CHAMBERS

NOTICE: Members of the public wishing to address the Housing Authority 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.

1. CALL TO ORDER

A. ROLL CALL

2. CONSENT CALENDAR

A. SECTION 8 MANAGEMENT ASSESSMENT PROGRAM
CERTIFICATION FOR FISCAL YEAR 2006/2007

PROPOSED ACTION: No action required. This is an informational item only.

B. APPROVAL OF A RESOLUTION ACCEPTING COMMISSIONER MICHAEL
WILSON'S DISCLOSURE OF A REMOTE INTEREST IN A HOUSING
ASSISTANCE PAYMENT CONTRACT FOR 729 FLORIDA STREET

PROPOSED ACTION: Adopt the resolution accepting the Disclosure Letter of
Commissioner Michael Wilson.

3. COMMUNITY FORUM

4. ADJOURNMENT

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

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. PRESENTATIONS AND COMMENDATIONS - NONE
5. 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.

6. **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. FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM QUARTERLY REPORT, JULY THROUGH SEPTEMBER 2007

PROPOSED ACTION: None. Informational item only.

- B. APPROVAL OF A RESOLUTION AUTHORIZING THE PURCHASE OF A
TYMCO STREET SWEEPER FROM GCS WESTERN POWER & EQUIPMENT
IN THE AMOUNT OF \$173,491.16

PROPOSED ACTION: Adopt a resolution authorizing the City Manager or his designee to issue a purchase order for one (1) TYMCO street sweeper from GCS Western Power & Equipment in the amount of \$173,491.16 including tax, license, and delivery paid for with Gas Tax Funds.

- C. APPROVAL OF A RESOLUTION OF INTENT TO AMEND THE FISCAL YEAR
2007-2008 CAPITAL IMPROVEMENT PROGRAM BUDGET BY ADDING
FUNDS FROM EARNED INTEREST INCOME FOR THE BLUE ROCK
SPRINGS EAST COURSE DRIVING RANGE IMPROVEMENT PROJECT

PROPOSED ACTION: Adopt a resolution of intent to amend the fiscal year 2007-2008 Capital Improvement Program (CIP) budget by adding \$125,000.00 to the Blue Rock Springs East Course Driving Range Improvement Project.

- D. FINAL READING OF AN ORDINANCE 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

PROPOSED ACTION: Adopt the ordinance

- E. FINAL READING OF AN ORDINANCE 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 PARTS 2, 3, 3, 5, 8, AND 10 AND AMENDING THOSE PORTIONS OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24 AS IDENTIFIED

PROPOSED ACTION: Adopt the ordinance.

- F. FINAL READING OF AN ORDINANCE AMENDING CHAPTER 3.20 OF THE VALLEJO MUNICIPAL CODE CONCERNING PURCHASING

PROPOSED ACTION: Adopt the ordinance.

- G. APPROVAL OF A RESOLUTION APPROVING ACCEPTANCE OF RIGHT OF WAY FOR WATERSTONE PARKWAY

PROPOSED ACTION: Adopt a resolution for Waterstone Unit 1A at Bordoni Ranch authorizing the City Manager to sign a Grant Deed granting a total of 0.64 acres for Waterstone Parkway across Highland Park property owned by the City of Vallejo (a GVRD operated park) to the public as right of way for Waterstone Parkway and 5,523 square feet for Public Utility Easement for public use and accept by the same resolution the aforementioned dedication for public use.

- H. APPROVAL OF A RESOLUTION AWARDDING THE DREDGING CONSULTING SERVICES CONTRACT FOR THE FERRY TERMINAL DREDGING PROJECT TO CLE ENGINEERING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CLE ENGINEERING, RICHMOND, CA

PROPOSED ACTION: Adopt a resolution awarding the Dredging Consulting Services Contract for the Ferry Terminal Dredging Project to CLE Engineering and authorizing the City Manager to enter into a contract with CLE Engineering.

7. PUBLIC HEARINGS

- A. CONSIDERATION OF TWO CONTINUED RESOLUTIONS RELATING TO MARE ISLAND: (1) A RESOLUTION DETERMINING TO ANNEX CERTAIN TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1A (MARE ISLAND) OF THE CITY OF VALLEJO AND CALLING A SPECIAL ELECTION TO SUBMIT TO THE LANDOWNERS IN THE TERRITORY PROPOSED FOR ANNEXATION TO SAID COMMUNITY FACILITIES DISTRICT THE QUESTION OF SUCH ANNEXATION; AND (2) A RESOLUTION DETERMINING THE RESULTS OF THE SPECIAL ELECTION TO ANNEX CERTAIN TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1A (MARE ISLAND) OF THE CITY OF VALLEJO

On October 23, 2007, the Council adopted a resolution of intention to annex territory to Mare Island Community Facilities District No. 2005-1A ("CFD 2005-1A"), and set a public hearing for November 27, 2007, which was continued by

the City Council to December 18, 2007. The proposed Council actions in this agenda item are as follows: (1) conduct a public hearing to take public testimony and protests on the proposed annexation of Coral Sea Village South Unit 3 to CFD 2005-1A; (2) adopt a resolution to annex such territory to CFD 2005-1A and to call an election of the affected landowners on the question of annexation; (3) conduct a special election on such annexation; and (4) adopt a resolution declaring the results of such election.

PROPOSED ACTION: Staff recommends that Council take the following actions: (1) conduct a continued public hearing to take public testimony and any protests on the proposed annexation of Coral Sea Village South Unit 3 to CFD 2005-1A; (2) adopt the "Resolution Determining to Annex Certain Territory to Community Facilities District No. 2005-1A (Mare Island) of the City of Vallejo and Calling a Special Election to Submit to the Landowners in the Territory Proposed for Annexation to Said Community Facilities District the Question of Such Annexation"; (3) conduct a special election on such annexation; and (4) adopt the "Resolution Determining the Results of the Special Election to Annex Certain Territory to Community Facilities District No. 2005-1A (Mare Island) of the City of Vallejo".

- B. CONSIDERATION OF TWO RESOLUTIONS RELATING TO MARE ISLAND: (1) A RESOLUTION DETERMINING TO ANNEX CERTAIN TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1B (MARE ISLAND) OF THE CITY OF VALLEJO AND CALLING A SPECIAL ELECTION TO SUBMIT TO THE LANDOWNERS IN THE TERRITORY PROPOSED FOR ANNEXATION TO SAID COMMUNITY FACILITIES DISTRICT THE QUESTION OF SUCH ANNEXATION; AND (2) A RESOLUTION DETERMINING THE RESULTS OF THE SPECIAL ELECTION TO ANNEX CERTAIN TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1B (MARE ISLAND) OF THE CITY OF VALLEJO.

On October 23, 2007, the Council adopted a resolution of intention to annex territory to Mare Island Community Facilities District No. 2005-1B ("CFD 2005-1B"), and set a public hearing for this Council meeting. The proposed Council actions in this agenda item are as follows: (1) conduct a public hearing to take public testimony and protests on the proposed annexation of Coral Sea Village South Unit 3 to CFD 2005-1B; (2) adopt a resolution to annex such territory to CFD 2005-1B and to call an election of the affected landowners on the question of annexation; (3) conduct a special election on such annexation; and (4) adopt a resolution declaring the results of such election.

PROPOSED ACTION: Staff recommends that Council take the following actions: (1) conduct a public hearing to take public testimony and any protests on the proposed annexation of Coral Sea Village South Unit 3 to CFD 2005-1B; (2) adopt the "Resolution Determining to Annex Certain Territory to Community Facilities District No. 2005-1B (Mare Island) of the City of Vallejo and Calling a Special Election to Submit to the Landowners in the Territory Proposed for Annexation to Said Community Facilities District the Question of Such Annexation"; (3) conduct a special election on such annexation; and (4) adopt the "Resolution Determining the Results of the Special Election to Annex Certain Territory to Community Facilities District No. 2005-1B (Mare Island) of the City of Vallejo".

- C. CONSIDERATION OF A MITGATED NEGATIVE DECLARATION, A ZONING MAP AMENDMENT TO REZONE SIX PARCELS ON THE WEST SIDE OF THE 1700 BLOCK OF EL DORADO STREET FROM INTENSIVE USE LIMITED TO PLANNED DEVELOPMENT RESIDENTIAL, AND A MASTER PLAN/UNIT PLAN FOR A 24-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON THE SITE

The project would develop six existing lots currently used as auxiliary storage by a moving and storage company into a 24-unit townhome condominium complex on individual lots accessed by a common driveway running between Illinois and Arkansas Streets. The project would include a private tot lot and pocket park for the use of property owners of the complex.

On November 19, 2007, the Planning Commission voted unanimously to recommend that City Council approve a zoning map amendment to rezone the property from Intensive Use Limited to Planned Development Residential and voted 6-1 to recommend that City Council approve the Master Plan/Unit Plan for the project and to approve the Tentative Map and Minor Exception and adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.

PROPOSED ACTION: Adopt a resolution approving a mitigated negative declaration and mitigation monitoring program and holding on first reading an ordinance approving Zoning Map Amendment 07-0001 and the Master Plan/Unit Plan PD 07-0001.

8. **ADJOURN TO THE SPECIAL MEETING OF THE VALLEJO REDEVELOPMENT AGENCY**
9. **CONVENE THE JOINT SPECIAL MEETING OF THE VALLEJO CITY COUNCIL AND THE VALLEJO REDEVELOPMENT AGENCY**
10. **ROLL CALL**
11. **ADMINISTRATIVE ITEM**
- A. **ACCEPTANCE OF REDEVELOPMENT AGENCY FY 2006-07 ANNUAL REPORT**

State law and regulations require redevelopment agencies to submit an annual report to the State Controller's Office by December 31st of each year and to submit the report to the city's Redevelopment Agency for acceptance. The FY 2006-07 report will be sent to the State Controller's Office prior to December 31, 2007. The report is comprised of the Redevelopment Agencies Financial Transactions Report, the Redevelopment Agency's financial and compliance audit for FY 2006-07, the Statement of Indebtedness, the Annual Report of Housing Activity of Community Redevelopment Agencies, the Blight Alleviation Program Report, the Loan Report, and the Property Report.

PROPOSED ACTION: Adopt the following two (2) resolutions:

1. The City Council adopts the resolution accepting the Redevelopment Agency Annual Report for FY 2006-07.

2. The Redevelopment Agency adopts the resolution accepting the Redevelopment Agency Annual Report for FY 2006-07.

12. ADJOURN TO THE VALLEJO CITY COUNCIL MEETING

13. RECONVENE THE VALLEJO CITY COUNCIL MEETING

14. POLICY ITEMS - NONE

15. ADMINISTRATIVE ITEMS (Continued)

- B. GENERAL FUND FINANCIAL PROJECTION THROUGH JUNE 30, 2010, PROCESS FOR RETURNING TO THE CITY COUNCIL ON FEBRUARY 12, 2008 WITH RECOMMENDED APPROACH TO ENSURE LONG TERM FISCAL SOLVENCY AND CONSIDERATION OF A RESOLUTION AMENDING THE FISCAL YEAR 2007-2008 BUDGET

This report presents a multi -year financial projection of the General Fund. The report also describes the process and time frame staff has developed in which to engage the City's four labor groups and return to the City Council with a recommended strategy to ensure a positive General Fund fund balance through June 2010 and thereafter. The report is comprised of the following sections: 1) General Fund Projection through June 30, 2010; 2) Process for Developing Recommended Strategy to ensure a positive General Fund fund balance through June 30, 2010 and 3) the recommended action to take on December 18, 2007 at tonight's meeting.

PROPOSED ACTION: Adopt a Resolution:

1. Directing staff to present to the City council no later than February 12, 2008 a comprehensive approach to ensuring a balance of General Fund expenditures and revenues through June 30, 2010 and thereafter.
 2. Amending the City's General Fund budget for Fiscal Year 2007-2008 as set for in Appendix B and staffing changes listed in Appendix C.
 3. Authorizing minor amendments to four additional funds.
- C. APPROVAL OF A RESOLUTION AMENDING THE POLICE DEPARTMENT BUDGET FOR FISCAL YEAR 2007/2008 TO ACCEPT A GRANT FROM THE UNITED STATES DEPARTMENT OF JUSTICE IN THE AMOUNT OF \$125,000 AND TO APPROPRIATE THE SAME AMOUNT FOR THE IMPLEMENTATION OF THE GRANT

PROPOSED ACTION: Adopt a resolution amending the Police Department budget for Fiscal Year 2007/2008 to accept a grant from the United States Department of Justice and to appropriate the same amount for the implementation of the grant. On December 11, 2007, Council approved a resolution of intention for this amendment.

16. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

17. 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.

18. CITY MANAGER'S REPORT

19. CITY ATTORNEY'S REPORT

20. 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.

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

22. 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.*

23. ADJOURNMENT

CITY OF VALLEJO
REDEVELOPMENT AGENCY
SPECIAL MEETING

1. CALL TO ORDER
2. ROLL CALL
3. ADMINISTRATIVE ITEMS
 - A. APPROVAL OF A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A TRI-PARTY DESIGN CONSULTANT SERVICES AGREEMENT BETWEEN THE CITY OF VALLEJO REDEVELOPMENT AGENCY, TRIAD DOWNTOWN VALLEJO LLC AND BELLECI AND ASSOCIATES INC, FOR THE DOWNTOWN VALLEJO SQUARE SIDEWALK AND STREET IMPROVEMENT PROJECT

PROPOSED ACTION: Adopt a resolution authorizing the Executive Director to execute a Tri-Party Design Consultant Services Agreements between the City of Vallejo Redevelopment Agency, Triad Downtown Vallejo LLC and Belleci and Associates Inc, for the design of Downtown Vallejo Square Sidewalk and Street Improvement Project.
4. ADJOURN TO SPECIAL JOINT MEETING WITH THE VALLEJO CITY COUNCIL



VALLEJO HOUSING AUTHORITY

Date: December 18, 2007

TO: Chair and Members

FROM: Craig Whittom, Assistant City Manager/Community Development *CW*
Laura J. Simpson, Housing and Community Development Manager *L.J.S.*

SUBJECT: SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION
FOR FISCAL YEAR 2006/2007

BACKGROUND AND DISCUSSION

The Housing Authority of the City of Vallejo (VHA) has submitted its annual Section Eight Management Assessment Program (SEMAP) certification, as required by the Department of Housing and Urban Development (HUD). The VHA received a score of 76 percent. The Fiscal Year 2006/2007 SEMAP report was provided to the Housing and Redevelopment Commission for their review and comments on December 12, 2007. Staff will relay any relevant comments by the HRC to the Housing Authority Board.

SEMAP is used by HUD to determine the effectiveness and efficiency of housing authorities. The VHA electronically submitted a SEMAP certification for Fiscal Year 2006/2007 on August 29, 2007. HUD ranks housing authorities in three categories, depending upon the results of a confirmatory SEMAP review. Housing authorities who achieve a score between 90 percent and 100 percent are considered high achievers. Scores between 61 percent and 89 percent qualify as standard performers. Those housing authorities with scores at 60 percent or below are considered troubled housing authorities. The VHA's SEMAP scores for the last five years are provided below.

FISCAL YEAR	SEMAP SCORE	PROFILE
2002/2003	81 percent	Standard Performer
2003/2004	93 percent	High Performer
2004/2005	93 percent	High Performer
2005/2006	69 percent	Standard Performer
2006/2007	76 percent	Standard Performer

As one of the top twelve percent of housing authorities in the country in terms of budget, the VHA continues to provide assistance to approximately 2100 families in need in a manner consistent with HUD guidelines, and ranks among the majority of housing authorities in its performance.

The SEMAP certification is reviewed, assessed and audited by several HUD offices and an independent auditor to confirm the initial results. On October 31, 2007 the VHA received a confirmation of the score of 76 percent from HUD. This is an increase from FY 2005/06. A table of possible points and actual points received appears below.

SEMAP FISCAL YEAR 2006/2007

DESCRIPTION	POSSIBLE POINTS	POINTS RECEIVED	SCORE
Waiting List	15	15	
Reasonable Rent	20	20	
Adjusted Income	20	20	
Utility Allowance	5	5	
HQS Quality	5	5	
HQS Enforcement	10	10	
Expand Housing	5	5	
Payment Standards	5	0	
Annual Reexams	10	5	
Correct Tenant Rent	5	5	
Precontract HQS	5	5	
Annual HQS	10	5	
Lease Up	20	0	
FSS	10	10	
	145	110	76%
Bonus Indicator	5	0	
		110	76%

The VHA received a score of zero on two indicators, plus the bonus indicator. The zero score for Indicator 8 – Payment Standards – is due to a typographical error made when creating the electronic SEMAP certification. The payment standard amount entered into the system caused the number to fall out of the acceptable range. However, the actual payment standards used during Fiscal Year 2006/2007 are within the acceptable range of 90 percent to 110 percent of the Fair Market Rent.

The VHA did not receive points for indicator 13 due to a low lease up rate. HUD requires that vouchers are leased at 95 percent, or that 95 percent of the HCV budget has been utilized. The VHA's lease up rate dropped primarily due to cost saving steps the VHA took in response to HUD direction. The cost saving practices put into effect by the VHA began to show results by August of 2005. Clients have ended participation in Vallejo due to becoming over-income or executing their option to port out of Vallejo's jurisdiction.

In August 2006, the VHA began aggressively pulling applicants from the waiting list in order to increase lease up. Between August 2006 and April 2007, over 2,000 applicants were processed for vouchers. The VHA reopened the waiting list in January 2007, and created a new pool of over 6,000 applicants. Increasing the lease up rate, and thereby HAP expenses, has been a top priority, but a slow process. Lease up has steadily increased from a low of 86 percent in January 2007 to a 92 percent lease up rate in October 2007. The VHA projects a 95 percent lease up by February 2007.

The VHA did not receive points for the Deconcentration Bonus. The Deconcentration Bonus requires that the VHA have half or more of assisted Section 8 families with children residing in higher income census tracts (i.e. low poverty rate census tracts), or that Section 8 families with children moving into higher income tracts increased by two percent over the prior year. This did not occur in FY 06/07.

FISCAL IMPACT

There is no direct fiscal impact related to the SEMAP certification. A higher score enhances the VHA's ability to compete for additional vouchers in the future.

RECOMMENDATION

Staff recommends that the Housing Authority Board review the Fiscal Year 2006/2007 SEMAP certification.

ALTERNATIVES CONSIDERED

The final SEMAP score will increase once the VHA realizes a 95 percent lease up, or budget utilization, rate.

ENVIRONMENTAL REVIEW

An environmental review is not required.

PROPOSED ACTION

No action is required. This is an informational item only.

DOCUMENTS AVAILABLE FOR REVIEW

Attachment A – Fiscal Year 2006/2007 SEMAP Certification
Attachment B – Fiscal Year 2006/2007 SEMAP Executive Summary

PREPARED BY:

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mnestlerode@ci.vallejo.ca.us

CONTACT:

Craig Whittom, Assistant City Manager/Community Development, (707) 648-4579, or
cwhittom@ci.vallejo.ca.us, or

Laura Simpson, Housing and Community Development Manager, (707) 648-4393,
lsimpson@ci.vallejo.ca.us

Melinda Nestlerode, Senior Community Development Analyst, (707) 648-4408,
mnestlerode@ci.vallejo.ca.us

ATTACHMENT "A"

LOGOFF HUD HOME PIH HOME Q & A SEARCH/INDEX E-MAIL WASS MAIN



PIC Home
WASS Main
PIC Main
Logoff
Help
Guided Tour

Reports Submission
List Summary Certification Profile Comments

Field Office: 9APH SAN FRANCISCO HUB OFFICE
Housing Agency: CA055 VALLEJO
PHA Fiscal Year End: 6/30/2007

OMB Approval No. 2577-0215

SEMAP CERTIFICATION (Page 1)

SEMAP

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Check here if the PHA expends less than \$300,000 a year in federal awards
Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1 Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))

a. The HA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes

b. The PHA's quality control samples of applicants reaching the top of the waiting list and admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes

2 Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

a. The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response **Yes**

b. The PHA's quality control sample of tenant files for which a determination of reasonable rent was required to show that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response **At least 98% of units sampled**

3 Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files show that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response **At least 90% of files sampled**

4 Utility Allowance Schedule (24 CFR 982.517)

The PHA maintains an up-to-date utility schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response **Yes**

5 HQS Quality Control (24 CFR 982.405(b))

The PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of cross section of inspectors.

PHA Response **Yes**

6 HQS Enforcement (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response **At least 98% of cases sampled**

7 Expanding Housing Opportunities.

(24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12))

Applies only to PHAs with jurisdiction in metropolitan FMR areas

Check here if not applicable

a. The PHA has a written policy to encourage participation by owners of units outside areas of

poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response **Yes**

b. The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response **Yes**

c. The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response **Yes**

d. The PHA's information packet for certificate and voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response **Yes**

e. The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response **Yes**

f. The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response **Yes**

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WASS Main
PIC Main
Logoff
Help
Guided Tour

	Reports	Submission		
List	Summary	Certification	Profile	Comments
Field Office:	9APH SAN FRANCISCO HUB OFFICE			
Housing Agency:	CA055 VALLEJO			
PHA Fiscal Year End:	6/30/2007			

SEMAP CERTIFICATION (Page 2)

Performance Indicators

8 Payment Standards(24 CFR 982.503)

The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes

FMR Area Name **Vallejo-Fairfield**

FMR 1 of 1

Enter current FMRs and payment standards (PS)

0-BR FMR	808	1-BR FMR	869	2-BR FMR	997	3-BR FMR	1398	4-BR FMR	1722
PS	809	PS	920	PS	1081	PS	1516	PS	2055

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations(24 CFR 5.617)

The PHA completes a reexamination for each participating family at least every 12 months.(24 CFR 5.617)

PHA Response Yes

10 Correct Tenant Rent Calculations(24 CFR 982, Subpart K)

The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program (24 CFR 982,Subpart K)

PHA Response Yes

11 Pre-Contract HQS Inspections(24 CFR 982.305)

Each newly leased unit passes HQS inspection before the beginning date of the assisted lease and HAP contract.(24 CFR 982.305)

PHA Response Yes

12 Annual HQS Inspections(24 CFR 982.405(a))

The PHA inspects each unit under contract at least annually (24 CFR 982.405(a))

PHA Response Yes

13 Lease-Up

The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year

PHA Response No

14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required.

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

2

Or, Number of mandatory FSS slots under HUD-approved exception (if not applicable, leave blank)

Not Applicable

b. Number of FSS families currently enrolled

97

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

0

Percent of FSS slots filled (b+c divided by a) (This is a nonenterable field. The system will calculate the percent when the user saves the page)

4850

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program

Check here if not applicable

PHA Response Yes

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

0

15 Deconcentration Bonus

The PHA is submitting with this certification data which show that :

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is atleast two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY; or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response No

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ATTACHMENT "B"

HOUSING AUTHORITY OF THE CITY OF VALLEJO

SEMAP FISCAL YEAR 2006 - 2007

Executive Summary

Background

The Section 8 Management Assessment Program (SEMAP) is mandated by the Department of Housing and Urban Development (HUD) in order to determine the level of competence of each Housing Authority. The Program consists of 14 indicators designed to measure various aspects of Section 8 Housing Choice Voucher operations, plus an optional Bonus Indicator worth five points. The assessment consists of an internal audit of client files. The results are electronically submitted to HUD via the Public and Indian Housing Information Center (PIC) website, within 60 days of the Housing Authority's fiscal year end.

HUD regulations, and the Single Audit Act, require that an independent auditor confirm an internal audit of Indicators 1 through 7, and the Bonus Indicator, if applicable. The remaining seven indicators are verified through electronic data which is reported to HUD monthly through PIC; or via HUDCAPS, HUD's Central Accounting and Program System, the Voucher Management System (VMS); or through the San Francisco Field Office.

Nan McKay and Associates is a nationally recognized consulting firm, specializing in the interpretation of Federal Regulations pertaining to affordable housing programs. Their guidelines have been consulted in relation to SEMAP reporting, and excerpts have been incorporated into the SEMAP indicator files where applicable. Each indicator file also includes sections of the Housing Authority of the City of Vallejo (VHA) Administrative Plan or the Federal Regulations, as it applies to each specific indicator.

The Vallejo Housing Authority had 1,997 active contracts at the end of Fiscal Year (FY) 2006/2007. Several of the indicators require a "universe" of sample files based on the formula of 16 for each 601 through 2,000 leased, plus one for each 100, or part of 100, over 600. Other indicators require a different sample pool, specific to the requirements of the indicator.

Indicator 1 - Selection from the Waiting List

Indicator One verifies that the VHA has written waiting list selection policies in its Administrative Plan, and that 98 percent of families reaching the top of the waiting list, and 98 percent of newly admitted families are selected for admission in accordance with the policies. The SEMAP audit file contains Chapter Four of the VHA Administrative Plan, entitled *Applications, Waiting List and Tenant Selection*; as well as a list of the top 1,000 applicants on the waiting list in the last FY; and a list of all new admissions from the waiting list during FY 2006/2007. An internal audit consisted of a review of both groups of applicants. The universe size for file selection for Indicator One is eight files.

The VHA had 180 new admissions from the waiting list during FY 2006/2007. One hundred and eighty admissions were divided by eight, with a result of every eighth file reviewed for the internal audit.

The second component of Indicator One involves a review of applicants reaching the top of the waiting list. The internal audit included the top 1,000 applicants on the waiting list. The universe for this indicator is eight files. The files were randomly selected by dividing 1,000 by eight, and auditing every 125th applicant who reached the top of the waiting list.

The VHA opened the waiting list to new applications in January 2007. Peelle and Associates was selected to accept and process online and paper applications. Applications were accepted for both the Housing Choice Voucher (HCV) program, and the Project Based Voucher (PBV) program. Prior to opening the waiting list, the VHA increased and revised their preferences, which were approved by the VHA Board on 11/28/06. The new preferences are, in ranking order:

- 1) Living or working in the City of Vallejo
- 2) Disabled
- 3) Veteran
- 4) Homeless with children attending school in Vallejo
- 5) Single person who is homeless, disabled, elderly or displaced

The VHA last accepted applications in October 2002. The remaining applications from the 2002 waiting list were merged with the 2007 waiting list. Exhibit 1 describes all waiting list activities during FY 2006/2007.

The VHA is performing well in the area of selecting and maintaining the waiting list, and received 15 points for this indicator.

Indicator 2 Reasonable Rent

Indicator Two shows whether the VHA implements a written method to determine and document that the rent to owner is reasonable based on current rents for comparable unassisted units. The methodology must consider the location, size, type, quality and age of the units, and the amenities, housing services and maintenance and utilities provided by the owners in determining comparability. The SEMAP audit file contains a list of all active tenants whose contract rent increased during FY 2006/2007. The universe is 16 files, which was calculated by dividing the 273 files with contract rent changes by 16, and auditing every 17th file. Each file was reviewed to determine if a rent reasonableness certification had been conducted at any time that the contract rent increased or decreased, or at the time a new contract was executed. The VHA is performing well in the area of documenting reasonable rent. One hundred percent of the files sampled met rent reasonableness criteria, and 20 points will be received for this indicator.

Indicator 3 Determination of Adjusted Income

Indicator Three determines whether the VHA verifies and correctly determines adjusted annual income, utility allowances, and appropriate income deductions. The SEMAP audit file contains a

list of all active tenants at the end of FY 2006/2007. There were 1997 active tenants on 7/2/07. The universe is 16 files. The sample audit pool was calculated by dividing 1997 active program participants by 16, and auditing every 124th file. If one of the 124th files was in-auditable, such as a port out, the next file on the list was selected. The VHA is performing well in the area of determination of adjusted income; however there is room for improvement. One of the files audited contained an income exclusion error. Indicator Three explicitly states:

- A) The PHA obtains third party verification of reported family annual income, the value of assets totaling more than \$5,000, expenses related to deductions from annual income, and other factors that affect the determination of adjusted income, and uses the verified information in determining adjusted income, and/or documents tenant files to show why third party verification was not available;
- B) The PHA properly attributes and calculates allowances for any medical, child care, and/or disability assistance expenses; and
- C) The PHA uses the appropriate utility allowances to determine gross rent for the unit leased.

The one identified error did not affect the above provisions, or the Housing Assistance Payment (HAP). The VHA received 20 points for this indicator.

Indicator 4 Utility Allowance Revision

The VHA contracted with Nelrod Company to conduct a comprehensive review of utility costs in the Vallejo area, and to compile a new utility allowance schedule. The review was completed in mid August 2007. The new utility allowance schedule was incorporated into the Housing Authority's software system on October 1, 2007. The review showed that utility rates had increased by more than 10 percent in some areas, and the utility allowance schedule was revised accordingly. Five points were received for this indicator.

Indicator 5 Housing Quality Standard (HQS) Quality Control Inspections

Indicator Five demonstrates that a supervisor or other qualified person reinspects a sample of units under contract during the fiscal year, which represents a cross section of neighborhoods and inspectors. Based on the tenant count of 1997 for FY 2006/2007, the universe sample pool for this Indicator is 16 inspections. The Housing Authority conducted 57 quality control inspections in FY 2006/2007, and received five points for this indicator.

Indicator 6 HQS Enforcement

The archived list of all failed inspections during FY 2006/2007 totaled 552 failed inspections. The universe is 15 files. The sample pool for the internal audit was derived by dividing 552 by 15, and pulling every 36th file for the audit. Each client file reviewed showed that repairs identified at an annual inspection had been completed within 30 days, or within a VHA granted extension period. This indicator received ten points.

Indicator 7 Expanding Housing Opportunities

Indicator Seven is designed to show whether the Housing Authority has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration. The SEMAP file contains various documents which demonstrate the VHA's commitment to HUD's deconcentration policies. Included in the Indicator 7 file are:

- 1) Spreadsheets indicating number and percent of HCV families by census tract; number of Vallejo families living below the poverty level by census tract; and racial breakdown of Vallejo families, by census tract
- 2) Map and spreadsheet which are presented to HCV applicants in briefing packets showing location and percentage of HCV households in the Vallejo community
- 3) An excerpt from Chapter 1 of the VHA Administrative Plan
- 4) Sample of Tenant Survey mailed to all HCV participants in October 2006 inquiring about topics of interest to them
- 5) Schedule and documents detailing ongoing landlord and tenant education programs provided during FY 2006/2007
- 6) Over 100 different resources for jobs available in the Vallejo area; flyers announcing job fairs; information pertaining to enhancement of job skills, life skills, and education; information pertaining to technology related, and higher education opportunities; information regarding in-home support services; information regarding the First Time Homebuyer and Homeownership programs; a 2007 Community Resource Guidebook.
- 7) Notice explaining the portability process and supplying contact information for neighboring housing authorities, which is provided in HCV briefing packets.
- 8) List of available housing units, which are customized for each HCV applicant and participant during the briefing process.

The VHA received five points for this indicator.

Indicator 8 Payment Standards

Indicator Eight assesses whether the Housing Authority has adopted current payment standards for the voucher program by unit size, which do not exceed 110 percent of the current applicable Fair Market Rent (FMR), and which are not less than 90 percent of the current FMR. This indicator is verified by the HUD field office in San Francisco. The VHA received zero points for this indicator due to a typographical error created when submitting the electronic SEMAP certification..

Indicator 9 Annual Reexaminations

Indicator Nine determines that the VHA completes a reexamination for each participating family at least every 12 months. This Indicator is verified by HUD's electronic PIC system. PIC reports pulled at the end of FY 2006/2007 indicate that the Housing Authority has a 93% success rate in this area, and received five points.

Indicator 10 Correct Tenant Calculations

Indicator Ten determines whether the VHA correctly calculates the family's share of rent to the owner in the rental voucher program. This Indicator is verified by HUD's electronic PIC system. PIC reports pulled at the end of FY 2006/2007 show a 100 percent success rate for this indicator, and the VHA received the full five points.

Indicator 11 Pre Contract HQS

Indicator Eleven determines that newly leased units pass HQS inspections before the beginning date of the assisted lease and HAP contract. This Indicator is verified by HUD's electronic PIC system. PIC reports pulled at the end of FY 2006/2007 show a 99 percent success rate for this indicator, and the VHA received the full five points.

Indicator 12 Annual HQS Inspection

Indicator Twelve ensures that the VHA inspects each unit under contract as least annually. This Indicator is verified by HUD's electronic PIC system. A PIC report pulled at the end of FY 2006/2007 indicates that eight percent of annual HQS inspections are conducted after the requisite twelve months. The Housing Authority will receive five points for this indicator.

Indicator 13 Lease-Up

Indicator Thirteen determines that the VHA enters HAP contracts on behalf of at least 95 percent of units provided under the Annual Contributions Contract, or expends at least 95 percent of its budget authority. This Indicator is verified by HUD, using data electronically submitted via the Voucher Management System. Housing Authority statistics indicate the average lease up rate for FY 2006/2007 was 88 percent. The VHA did not receive 20 points for this indicator. A full explanation of the low lease up rate is attached as Exhibit 2.

Indicator 14 Family Self Sufficiency

Indicator Fourteen consists of two components which show whether the VHA has enrolled families in the Family Self Sufficiency (FSS) program as required, and the extent of the progress in supporting the FSS program by measuring the percent of current FSS participants with FSS progress reports entered electronically into PIC. This Indicator is verified by the HUD field office in San Francisco. The Housing Authority had 38 mandatory FSS slots at the end of fiscal year 2005/2006. Thirty-two of those families graduated from the FSS program during FY 2006/2007, leaving two mandatory FSS slots. Currently, there are 97 families enrolled in the FSS program, 95 of which are voluntary slots. Eighty-four of the 97 FSS families, (87 percent) maintain escrow balances. The VHA received the full 10 points.

Bonus Indicator

The bonus Indicator requires that less than 50 percent of assisted families with children are living in low poverty census tracts. HUD defines low poverty census tracts as a tract with a poverty rate at or below 10 percent. The Housing Authority did not receive five bonus points.

Preliminary Score

HUD rates the performance of Housing Authorities through their SEMAP score using the following scale:

FINAL SEMAP SCORE	PHA PERFORMANCE RATING
90 + %	High Performer
61% to 89%	Standard Performer
60% or less	Troubled Performer

Based on the SEMAP internal audit, PIC reports and file reviews, the preliminary SEMAP score was 76 percent, earning the Housing Authority of the City of Vallejo a Standard Performer rating. HUD confirmed the 76 percent score in a letter the VHA received on October 31, 2007.

Preliminary FY 2006/2007 SEMAP Score

DESCRIPTION	POSSIBLE POINTS	POINTS RECEIVED	SCORE
Waiting List	15	15	
Reasonable Rent	20	20	
Adjusted Income	20	20	
Utility Allowance	5	5	
HQS Quality	5	5	
HQS Enforcement	10	10	
Expand Housing	5	5	
Payment Standards	5	0	
Annual Reexams	10	5	
Correct Tenant Rent	5	5	
Precontract HQS	5	5	
Annual HQS	10	5	
Lease Up	20	0	
FSS	10	10	
	145	110	76%
	5	0	
		110	76%

Exhibit 1

CHRONOLOGY OF WAITING LIST ACTIVITIES
FISCAL YEAR 2006/2007

1. Waiting list established in October 2002.
2. Preferences of 2002 waiting list
 - a. 1 – Living or working in the City of Vallejo
 - b. 2 – Elderly/Disabled
 - c. 3 - Veteran
3. 8/17/06 – Hard copy of remaining applicants on the waiting list printed
 - a. 2310 remaining applicants
4. August 2006 – Pulled top 100 applicants from waiting list, mailed Tenant Information Forms (TIF, full application).
 - a. Processed 36 applications
 - b. Removed 1 application – over income
 - c. Replaced 10 on waiting list for not meeting resident preference
 - d. 4 returned as undeliverable
 - e. 50 TIF's not returned
5. October 4, 2006 – Issued 27 vouchers from 2002 waiting list.
6. November 14, 2006 – Issued 43 vouchers from 2002 waiting list.
7. December 20, 2006 – Issued 49 vouchers from 2002 waiting list.
8. January 15, 2007 through January 19, 2007 – opened waiting list to new applicants. Contracted with Peelle and Asso. to receive applications online.
 - a. New preferences for 2007 waiting list
 - i. 1. Living or working in City of Vallejo
 - ii. 2. Disabled
 - iii. 3. Veteran
 - iv. 4. Homeless with children attending school in Vallejo
 - v. 5. Single person who is homeless, disabled, elderly or displaced
9. January 24, 2007 – Issued 30 vouchers from 2002 waiting list.
10. January 24, 2007 – Sent update letters to 1278 applicants remaining on the 2002 waiting list who do not qualify for resident preference.
11. February 21, 2007 – Issued 59 vouchers from 2002 waiting list
12. March 8, 2007 – After results of January 2007 update were in, renumbers first 494 applicants on 2002 waiting list. Determined that 158 applicants still qualified for the resident preference.
13. March 9, 2007 – Contacted all applicants on 2002 waiting list who did not qualify for resident preference to determine if they were still interested in assistance. Indicated that they would be required to live in Vallejo for one year.
14. March 23, 2007 – Received 44 responses. Removed non-responders from 2002 waiting list.
15. April 4, 2007 – Realized that a majority of new applicants from 2007 waiting list had claimed all five preferences. Sent update form to first 100 on list with out-of-town addresses asking them to verify resident preference (P1), and “homeless with children attending school in Vallejo” (P4) preference.

16. April 11, 2007 – None of the out of town applicant responded to the April 4, 2007 update form. P1 and P4 preferences were removed from the 100 applicants.
17. April 10, 2007 – Printed list of remaining 2292 applicants on 2002 waiting list.
18. April 12, 2007 – Issued 85 vouchers from 2002 waiting list.
19. April 30, 2007 – Printed list of 718 applicants from 2002 waiting list who still qualify for resident preference.
20. May 7, 2007 – Merged 2002 and 2007 waiting lists.
21. May 7, 2007 – Pulled first 100 applicants from 2007 waiting list.
22. May 24, 2007 – Sent update letter to first 1500 on 2007 waiting list requesting them to verify veterans preference (P3).
23. May 24, 2007 – Sent update letter to first 1500 on 2007 waiting list requesting them to verify “homeless with children attending school in Vallejo preference (P4).
24. June/July 2007 – Removed P3 and P4 preferences from 2007 applicants who did not respond to May 24, 2007 update form.
25. June 7, 2007 – 10:00am issued vouchers to 83 applicants from 2002 waiting list who did not qualify for resident preference.
26. June 7, 2007 – 2:00 pm, issued vouchers to 23 applicants from 2002 waiting list who do qualify for resident preference.

Exhibit 2

DECREASE IN HOUSING ASSISTANCE PAYMENTS (HAP) EXPENDITURES FUND 123

The Department of Housing and Urban Development, (HUD), published PIH Notice 2004-7 on April 22, 2004. The notice effectively reduced Housing Authority HAP funding retroactive to January 2004. The Vallejo Housing Authority (VHA) took immediate proactive steps to reduce expenses. Those actions included the reduction of payment standards, and the elimination of a policy which allowed landlords to keep the full last months rent. Upon publication of HUD PIH Notice 2005-9, which provided further expense reduction ideas, the VHA also reduced subsidy standards to provide subsidy to two people per room, regardless of sex or age.

HUD eventually reestablished HAP funding amounts, but the cost saving practices put into effect by the VHA began to show results. The reduction in subsidy standards caused many clients to become over-income, and ineligible for the program. Other clients executed their option to port out of Vallejo's jurisdiction. The VHA had maintained a 95 percent lease up rate in Fiscal Year 2005/2006, but lease up dropped dramatically during Fiscal Year 2006/2007 – to 88 percent. The VHA experienced a 10 percent drop in lease up between November 2005 and October 2006.

In August 2006, the VHA began aggressively pulling applicants from the waiting list in order to increase lease up. Unfortunately, the waiting list was stale, having last been opened in October 2002. For each 100 applicants pulled from the list, only 30 responded to VHA inquiries, and only an average of 15 achieved lease up in Vallejo. Between August 2006 and April 2007, over 2,000 applicants were processed for vouchers. The VHA reopened the list in January 2007, and created a new pool of over 6,000 applicants.

Increasing lease up, and thereby HAP expenses, has been a slow process. Lease up has steadily increased from a low of 86 percent in January 2007 to 90 percent in June 2007. Other processes have been put into place to expedite HAP expenditures. Subsidy standards have been revised to be less restrictive, and landlords are once again keeping the full last months rent. The VHA projects a 95 percent lease up rate by December 2007.



VALLEJO HOUSING AUTHORITY

Date: December 18, 2007

TO: Chair and Commissioners

FROM: Craig Whittom, Assistant City Manager/Community Development
Laura J. Simpson, Housing and Community Development Manager

SUBJECT: COMMISSIONER MICHAEL WILSON'S DISCLOSURE OF A REMOTE INTEREST IN A HOUSING ASSISTANCE PAYMENT CONTRACT FOR 729 FLORIDA STREET

BACKGROUND AND DISCUSSION

Commissioner Michael Wilson has submitted a letter, see Attachment B, disclosing his remote interest in a Housing Assistance Payments ("HAP") contracts for a Section 8 Housing Choice Voucher Program tenant residing at 729 Florida Street.

Under Government Code section 1090, public officials are prohibited from being financially interested in a contract or sale in either his or her public and private capacities. However, Government Code section 1090 does not stand alone. Government Code section 1091 enumerates certain exceptions, called "remote interests," that a public official can have in a contract and states that a remote interest will not be deemed to be an interest within the meaning of Government Code section 1090. Subsection (b) (12) of Government Code section 1091 addresses interests in HAP contracts and defines when such an interest will be considered a remote interest:

- (12) That of an elected officer otherwise subject to Section 1090, in any housing assistance payment contract entered into pursuant to Section 8 of the United States Housing Act of 1937 (42 U.S.C. Sec. 1437f) as amended, **provided that the housing assistance payment contract was in existence before Section 1090 became applicable to the officer and will be renewed or extended only as to the existing tenant**, or, in a jurisdiction in which the rental vacancy rate is less than 5 percent, as to new tenants in a unit previously under a Section 8 contract. This section applies to any person who became a public official on or after November 1, 1986. (emphasis added.)

This HAP contract was entered into prior to Mr. Wilson becoming a public official on December 4, 2007. As such, Mr. Wilson's interest in the contract is clearly a remote interest under Government Code section 1091. Once a public official determines that he or she has a remote interest in a contract, the public official must disclose the remote interest and have that disclosure noted in the official records of the body the public official belongs to. As the Housing Authority Board has delegated the authority to enter into HAP contracts to the Community Development Director and Housing and Community Development Program Manager, Commissioner Wilson will not have an occasion to declare his remote interest in the

HAP contract during a Board meeting. Consequently, staff has determined that the best manner for him to disclose his remote interest is through a disclosure letter submitted to the Board so that the Board can formally accept the disclosure letter and it can become part of the Board's official records.

Commissioner Wilson's disclosure will permit either the Board or staff to take future actions regarding this HAP contract. If the Board is considering an item that could affect Commissioner Wilson's interest in this contract, then Commissioner Wilson will restate his disqualification and will not participate in the Board's consideration of the item.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

It is recommended that the Board adopt the attached resolution accepting the disclosure letter from Commissioner Wilson.

ENVIRONMENTAL REVIEW

Adoption of this Resolution is not a project under the California Environmental Quality Act ("CEQA") pursuant to section 15387 (d) of Title 14 of the California Code of Regulations and no environmental review is required.

PROPOSED ACTION

Adopt the Resolution accepting the disclosure letter of Commissioner Wilson.

DOCUMENTS AVAILABLE FOR REVIEW

Attachment A – Resolution.

Attachment B – Disclosure letter from Commissioner Wilson, dated December 12, 2007.

CONTACT:

Craig Whittom, Assistant City Manager/Community Development, (707) 648-4579, or cwhittom@ci.vallejo.ca.us, or

Laura Simpson, Housing and Community Development Manager, (707) 648-4393, lsimpson@ci.vallejo.ca.us

ATTACHMENT "A"

RESOLUTION NO. _____ N.C.

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Vallejo as follows:

WHEREAS, Government Code section 1091 requires Housing Authority Board Commissioners to disclose their remote interest in Housing Assistance Payment contract to the Housing Authority Board of Commissioners ("Board"); and

WHEREAS, Commissioner Wilson has submitted to the Board a disclosure letter, dated December 12, 2007, in which he discloses his remote interest in a Housing Assistance Payment contract for a Section 8 Housing Voucher Program tenant residing at 729 Florida Street Avenue, Vallejo, California.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Vallejo that the Board hereby accepts the disclosure letter of Commissioner Wilson.

Michael Wilson

616 Marin Street
Vallejo, CA 94590

December 12, 2008

Mayor Osby Davis, Chairman
and Members of the Board of Commissioners
Housing Authority of the City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590

Dear Mayor Davis,

I wish to advise the Board of Commissioners of my financial interest in a Housing Assistance Payment ("HAP") contract regarding the Section 8 Housing Choice Voucher Program for a tenants residing at 729 Florida St. Vallejo, CA 94590.

I am a member in Wilson Enterprises, LLC that upon purchasing the property through its members on June 22, 2005 assumed a HAP contract regarding the Section 8 Housing Voucher Program for the tenants residing at the above address. These tenants continue to reside at the property.

I became a public official on December 4, 2007, when my term on the City Council began and when I concurrently became a member of the Board of Commissioners of the Housing Authority of the City of Vallejo.

As the above referenced HAP contract was entered into prior to my becoming a public official and as the tenants remain unchanged from that time, my financial interest in these contracts are considered a remote interest under California Government Code section 1091. Consequently, I wish to disclose my remote interest in this HAP contract to the Board of Commissioners of the Housing Authority of the City of Vallejo.

Furthermore, pursuant to California Government Code section 1091, whenever any item(s) come before the Board that could affect my financial interest in these contracts I will restate my disqualification and will not participate in any Board action on the item(s).

Sincerely,



Michael Wilson



COUNCIL COMMUNICATION

Date: December 18, 2007

TO: Mayor and Members of the City Council

FROM: Craig Whittom, Assistant City Manager/Community Development CW
Robert V. Stout, Finance Director RW
Laura J. Simpson, Housing and Community Development Manager

SUBJECT: FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
QUARTERLY REPORT, JULY THROUGH SEPTEMBER 2007

BACKGROUND AND DISCUSSION

In the current Fiscal Year (FY), (2007/2008), the City of Vallejo has allocated funding to 25 different CDBG projects and activities, for a total operating budget of \$2,933,140. The status of these activities is described below.

The City of Vallejo's CDBG budget of \$2.9 million consists of the following:

Table with 2 columns: Item and Amount. Rows include FY 2007/2008 Entitlement Funds (\$1,208,550), Estimated FY 2007/2008 Program Income (\$200,000), FY 2006/2007 Funds Carried Over (\$1,524,590), and Total FY 2007/2008 Budget (\$2,933,140).

The City receives Entitlement Funds from the U. S. Department of Housing and Urban Development (HUD). For a list of budgeted CDBG activities; the amount of funds appropriated to each activity; expenditures by activity as of September 30, 2007; and the balance of funds remaining by activity, please refer to Attachment "A".

As of September 30, 2007, the City has received \$50,149 in CDBG program income.

Facilities – Funds are allocated to three facility improvement projects. They are:

- (1) Continentals of Omega Boys and Girls Club – A total of \$20,000 is available for minor improvements to the facility. These funds are available to Continentals until June 30, 2008.
(2) Reynaissance Family Center (RFC) – A total of \$657,862 was provided, in the form of a loan, toward the renovation of the Reynaissance Family Center, a transitional housing facility for homeless families located at 2160 Sacramento Street. RFC has also received funds directly from HUD for this project. This facility opened in October.

- (3) Florence Douglas Senior Center – A total of \$150,000 was allocated to the Vallejo Senior Citizens' Council, Inc. to replace the roof at its facility located at 333 Amador Street. The roof work was completed in a prior fiscal year. There is a small unspent balance, which will be used toward painting the exterior of the building in FY 2007/2008.

These projects were approved in prior fiscal years.

Public improvements – The City has allocated \$730,464 for basic public improvements on the 100 Block of **Benson Avenue** (between “B” and “C” Streets) in the Vallejo Heights Target Area Neighborhood. Construction of these improvements is scheduled to begin in the summer of 2008. Funding for the delivery of this project has also been allocated, in the amount of \$169,503. The preliminary design for Benson Avenue has been completed.

In May 2007, the City Council also allocated \$467,000 to the **City Park Neighborhood Preservation Project** in the Central City Target Area Neighborhood. Planned activities and improvements include: grounds, landscaping, and trees; the construction of a community building; the installation of a new play structure; installing Internet-enhanced (Web-based) security cameras; and dedicated code enforcement and civil prosecutions in the City Park neighborhood. In addition, funds are available for exterior house paint grants in the City Park neighborhood through **Vallejo Neighborhood Housing Services (VNHS)**. A summer camp program was also provided in City Park by **Greater Vallejo Recreation District** with CDBG funds.

Housing - The City has awarded \$579,633 funds to VNHS to operate five affordable housing programs: rehabilitation loans, paint grants, home buyer loans, closing cost grants, and homebuyer education. VNHS has executed an Agreement with the City, and these activities are underway. In the first quarter of FY 2007/2008, eight homeowners received paint grants, 34 residents received homebuyer training, and four down payment assistance loans were closed.

Social Services – Eight social service agencies have received a total of \$211,282 in CDBG funds. Activities are in progress. The social service agencies were required to submit their reimbursement claims for the quarter by not later than October 15, 2007. A total of \$58,479 in expenses was incurred by these agencies during the quarter.

Contingency – This Account is used when additional funds are needed to complete previously-approved public or facility improvement projects. There is currently \$73,815 allocated.

Program Administration – CDBG funds can be used to pay for staff to administer the CDBG Program. In FY 2007/2008, the staff budgeted consists of 1.55 Full Time Equivalents. The cost of 1.55 employees, fringe benefits, supplies, services, and equipment is \$281,710. This amount includes services provided by other City departments to support the CDBG Program.

Community Development Commission – The City of Vallejo Community Development Commission reviewed this report at its regular meeting of December 6, 2007.

Fiscal Impact

None at this time. The City is on schedule to expend its CDBG funds in compliance with HUD's spending deadlines.

RECOMMENDATION

No action required. Informational item only.

ALTERNATIVES CONSIDERED

None.

ENVIRONMENTAL REVIEW

Not applicable.

PROPOSED ACTION

None. Informational item only.

DOCUMENTS ATTACHED

Attachment "A" – CDBG Quarterly Report, July – September 2007

PREPARED BY/CONTACT:

Craig Whittom, Assistant City Manager/Community Development, (707) 648-4579, or cwhittom@ci.vallejo.ca.us.

Laura J. Simpson, Housing and Community Development Manager, (707) 648-4393, or LSimpson@ci.vallejo.ca.us.

Guy L. Ricca, Senior Community Development Analyst, (707) 648-4395, or gricca@ci.vallejo.ca.us.

ATTACHMENT "A"
CITY OF VALLEJO
CDBG QUARTERLY REPORT, JULY - SEPTEMBER 2007

a. ACTIVITY	b. 2007/2008 APPROPRIATION	c. EXPENDED AS OF 9/30/2007	d. BALANCE
Facilities			
Continental of Omega	20,000	0	20,000
Reynnaissance Family Center	393,415	371,213	22,202
Vallejo Senior Citizens Council	6,318	0	6,318
Total, Public Facilities	419,733	371,213	48,520
Public Improvements			
Benson Avenue	730,464	0	730,464
Project Delivery, Benson Avenue	169,503	0	169,503
City Park Neighborhood Preserv.			
Grounds/Landscaping/Trees	90,000	0	90,000
Project Delivery, Grounds/ Landscaping/Trees	27,000	0	27,000
Community Building	150,000	0	150,000
Project Delivery, Community Building	45,000	0	45,000
Play Structure	75,000	0	75,000
Internet Enhanced Security Cameras	20,000	0	20,000
Code Enforcement Officer	50,000	0	50,000
Civil Prosecutions	10,000	0	10,000
Subtotal, City Park	467,000	0	467,000
Total, Public Improvements	1,366,967	0	1,366,967
Housing			
Vallejo Neighborhood Housing Services			
Closing Cost Grants	48,975	26,820	22,155
Homebuyer Education	35,000	0	35,000
Homebuyer Loans	437,957	166,295	271,662
Paint Grants	33,701	23,134	10,567
Rehabilitation Loans	24,000	135	23,865
Subtotal, VNHS	579,633	216,384	363,249
Total, Housing	579,633	216,384	363,249
Social Services			
Area Agency on Aging	20,000	0	20,000
Catholic Social Service	20,000	0	20,000
Christian Help Center	20,000	0	20,000
Global Center for Success	25,000	0	25,000
Greater Vallejo Recreation District	43,000	0	43,000
Hope Haven Transitional Shelter	30,000	4,569	25,431
House of Acts	22,000	0	22,000
Meals on Wheels	31,282	0	31,282
Total, Social Services	211,282	4,569	206,713
Contingency	73,815	0	73,815
Program Administration	281,710	58,941	222,769
TOTAL	2,933,140	651,107	2,282,033




CONSENT B

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 18, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Gary A. Leach, Public Works Director 

SUBJECT: APPROVAL OF A RESOLUTION AUTHORIZING THE PURCHASE OF A TYMCO STREET SWEEPER FROM GCS WESTERN POWER & EQUIPMENT FOR \$173,491.16

BACKGROUND

The City of Vallejo has a comprehensive Vehicle and Equipment Replacement Program designed to manage our fleet. The responsibility for this program falls under the Public Works Department, Maintenance Division. As part of this program the City has budgeted for the replacement of our 1989 TYMCO street sweeper, which is assigned to the Streets Section of the Maintenance Division. This unit is considered to be a highly specialized piece of equipment. Therefore, negotiations for the subject unit has been conducted as set forth in Section 3.20.020 and Section 3.20.080 of the Vallejo Municipal Code, which states that the City may negotiate for the purchase of a highly specialized piece of equipment without being subject to the formal bidding procedures, if approved by the City Council. The City Council has previously found the street sweeper to be a highly specialized piece of equipment and has approved their purchase in this manner as all other existing units are also manufactured by TYMCO.

City maintenance crews have been trained in the maintenance of these street sweepers as the TYMCO units have many unique features and maintenance requirements that have proven to make them a very reliable piece of equipment.

GCS Western Power and Equipment is the northern California distributor for the TYMCO sweeper and as such, is considered to be the sole source vendor.

Fiscal Impact

Replacement of this piece of equipment has been funded through the Vehicle and Equipment Replacement Program by contributions from the Gas Tax Fund. Therefore, there will be no impact on the General Fund as a result of this purchase. The equipment replacement charge for this unit will increase slightly beginning Fiscal Year 08/09 as a result of applying the new equipment cost to the associated calculation. This increased charge will be assessed against the applicable Gas Tax Fund.



RECOMMENDATION

A street sweeper is a high use and a highly specialized piece of equipment, therefore, it is recommended that the City Council authorize it's replacement and authorize it's purchase in the amount of \$173,491.16 from GCS Western Power & Equipment of Sacramento, as provided for in Section 3.20.020 and Section 3.20.080 of the Vallejo Municipal Code.

ENVIRONMENTAL REVIEW

This procurement does not fall under the California Environmental Quality Act ("CEQA") pursuant to section 15378 (B) (2) of Title 14 of the California Code of Regulations. There is no environmental impact related to the purchase of these vehicles.

PROPOSED ACTION

Adopt the resolution authorizing the purchase of one (1) TYMCO street sweeper from GCS Power & Equipment for \$173,491.16 including tax, license, and delivery.

DOCUMENTS AVAILABLE FOR REVIEW

- a. A resolution authorizing the City Manager or his designated representative to issue a purchase order to GCS Power & Equipment for the purchase of one (1) TYMCO street sweeper.

CONTACT PERSON:

Gary Leach, Public Works Director
(707) 648-4316
GARYL@ci.vallejo.ca.us

John Cerini, Maintenance Superintendent
(707) 648-4557
JCerini@ci.vallejo.ca.us

DECEMBER 18, 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 the TYMCO street sweeper under the City of Vallejo Vehicle and Equipment Replacement Program has exceeded its useful life and requires replacement; and

WHEREAS, a street sweeper is considered a highly specialized piece of equipment, and

WHEREAS, pursuant to the Vallejo Municipal Code, Sections 3.20.020 and 3.20.080, the City Manager or his designee is authorized to purchase highly specialized equipment without being subject to the formal bidding procedures; and

WHEREAS, the Maintenance Division has received and reviewed a proposal for a 2008 TYMCO Model 600 sweeper from GCS Western Power & Equipment; and

WHEREAS, the Maintenance Division has found the proposal from GCS Power & Equipment to be fair and reasonable;

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Vallejo authorizes the City Manager or his designated representative to issue a purchase order in the amount of \$173,491.16 to GCS Western Power & Equipment for the purchase of a 2008 TYMCO Model 600 Street Sweeper.

DECEMBER 18, 2007

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CONSENT C

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 18, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Gary A. Leach, Public Works Director 

SUBJECT: APPROVAL OF A RESOLUTION OF INTENT TO AMEND FISCAL YEAR 2007/08 CAPITAL IMPROVEMENT PROGRAM BUDGET BY ADDING FUNDS FROM EARNED INTEREST INCOME FOR THE BLUE ROCK SPRINGS EAST COURSE DRIVING RANGE IMPROVEMENT PROJECT

BACKGROUND AND DISCUSSION

In 2001, the City sold bonds to raise funds for improving three aspects of the Blue Rock Springs Golf Course facilities: the east golf course driving range, the west golf course, and construction of a new clubhouse.

On February 5, 2002, the City entered into an agreement with ARC Inc. for architectural and engineering design services for the new clubhouse at the Blue Rock Springs Golf Course. Since that time the Golf Club elected not to proceed with the bidding process of the clubhouse project because the project scope of work exceeded the original estimate and bond limitations. Funding was returned to the City and a portion was retained to fund the East Course Driving Range Improvements. On February 1, 2005, Council approved Resolution No. 05-35 authorizing \$700,000.00 for the East Course Driving Range Improvements.

On November 14, 2006, Council amended the contract with ARC Inc., authorizing them to prepare final design, plans, specifications, estimates and bid documents for the project.

The design plans are substantially complete. We plan to solicit bids for the project after the first of the year, and begin construction in the spring of 2008.

Additional funds in the amount of \$125,000 are required for construction, construction engineering, contract administration and a 5% contingency for the project. Approval of this resolution would be the first of a 2-step process to amend the FY 07/08 CIP Budget.



Fiscal Impact

The remaining approved budget for this project is \$655,700.00. Staff proposes that an additional \$125,000 from earned interest income funds be added to the budget for this project in FY 2007/08.

RECOMMENDATION

City staff recommends adopting a Resolution of Intent to amend the FY07/08 Capital Improvement Program (CIP) budget by adding \$125,000.00 to the Blue Rock Springs East Course Driving Range Improvement Project.

ENVIRONMENTAL REVIEW

A California Environmental Quality Act (CEQA) Categorical Exemption Class 1 will be filed with the County of Solano. Therefore, no additional environmental review is required.

PROPOSED ACTION

Adopt a Resolution of Intent to amend the FY07/08 Capital Improvement Program (CIP) budget by adding \$125,000.00 to the Blue Rock Springs East Course Driving Range Improvement Project.

DOCUMENTS AVAILABLE FOR REVIEW

- a. Resolution of Intent to amend the CIP budget for Fiscal Year 2007/08

CONTACT PERSON:

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

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

DECEMBER 18, 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 improvements to the Blue Rock Springs East Golf Course Driving Range are included for funding in the 2001 Certificates of Participation; and

WHEREAS, on February 5, 2002, the City entered into an agreement with ARC Inc. for architectural and engineering design services for the new clubhouse at the Blue Rock Springs Golf Course; and

WHEREAS, the Golf Club then elected not to proceed with the bidding process of the clubhouse project because the project scope of work exceeded the original estimate and bond limitations, resulting in funding being returned to the City with a portion being retained to fund the East Course Driving Range Improvements; and

WHEREAS, on February 1, 2005, Vallejo City Council approved Resolution No. 05-35 authorizing funds for the East Course Driving Range Improvement Project; and

WHEREAS, on November 14, 2006, Council amended the contract with ARC Inc., authorizing them to prepare final design, plans, specifications, estimate and bid documents for the project; and

WHEREAS, the design plans are substantially complete; and

WHEREAS, bids are to be solicited for the project after the first of the year, and construction is planned to begin in the spring of 2008; and

WHEREAS, additional funds in the amount of \$125,000 are required for construction, construction engineering, contract administration and a 5% contingency for the project.

NOW, THEREFORE BE IT RESOLVED that the City Council does hereby approve this Resolution of Intent to amend the FY07/08 CIP budget by adding \$125,000 from the earned interest income to the Blue Rock Springs East Course Driving Range Improvement Project.

December 18, 2007

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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.

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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:

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]

“12.07.090 Engineering reports.

Owners of identified buildings included in the scope of this program shall be required to adequately secure the roof and floor(s) to the building's walls as described in the engineers report within the following time frames:

A. Time Frame for High Risk Buildings. Work shall complete within 24 months after submittal of engineering report, or such additional time as the building official deems reasonable and necessary provided that the owner shall diligently pursue completion of the work.

B. Time Frame for Medium Risk Buildings. Work shall complete within 30 months after submittal of engineering report, or such additional time as the building official deems reasonable and necessary provided that the owner shall diligently pursue completion of the work.

C. Time Frame for Low Risk Buildings. Work shall be complete within 36 months after submittal of engineering report, or such additional time as the building official deems reasonable and necessary provided that the owner shall diligently pursue completion of the work. (Ord. 1075 N.C.(2d) § 1 (part), 1990).

[There is no action taken regarding §§ 12.07.100 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 5.065 "Appendix B: Format for Engineering Reports 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)

TITLE 12 FOOTNOTES 1 – 14

(DELETED)

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.

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 reads 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.



CONSENT G

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 18, 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 SIGN A GRANT DEED FOR A PUBLIC RIGHT-OF-WAY TO EXTEND WATERSTONE PARKWAY AND A PUBLIC UTILITY EASEMENT AND TO ACCEPT THE SAME FOR PUBLIC USE

BACKGROUND

On November 7, 2005, the Planning Commission approved the Vesting Tentative Map (TM02-0003) for Bordoni Ranch for a 434-unit single family residential subdivision and a Planned Development (Unit Plan) for Phase 1 containing of 166 units on July 16, 2007. The Master Plan (PD02-0010) for the project was approved by the City Council on November 29, 2005 and was modified by a Settlement Agreement with a neighborhood group on July 20, 2007.

This project has been renamed Waterstone and is being developed in phases. The developer of Waterstone Unit 1A is Braddock & Logan Group II, L.P. (Developer), and the Final Map for Waterstone Unit 1A was approved by the City Council on October 2, 2007. One of the required street improvements for Waterstone Unit 1A is a 62 ft. wide entrance street (Waterstone Parkway) connecting Regents Park Drive to Waterstone Unit 1A as shown on the approved Vesting Tentative Map and Unit Plan. The Developer is required to construct Waterstone Parkway through Highlands Park at no cost to the City. A portion of Waterstone Parkway not within the Developer's property is located on land owned by the City known as Highlands Park, which is leased and operated by GVRD. The Developer and GVRD have negotiated an agreement to reconstruct the existing Highlands Park, and the Developer will dedicate and improve an additional 1± acres for park purposes as part of this agreement. In order to construct and maintain Waterstone Parkway, a right-of-way for the street must be designated for roadway purposes from park property. The land for Highlands Park was dedicated to the City as part of the Sommerset Highlands Unit No. 2 project. Therefore, a Grant Deed is prepared for the City of Vallejo granting the necessary right of way for Waterstone Parkway and Public Utility Easement across City owned park parcel, Highlands Park, for public use.

Fiscal Impact

Engineering and inspection fees have been paid by the Developer. There is no fiscal impact with approval of this project because the park land is owned by the City, and the



Developer is dedicating an additional 1± acres to increase the size of the park. The Developer is also required by the Vesting Tentative Map Conditions of Approval to construct Street K (now Waterstone Parkway) and to reconstruct Highlands Park at no cost to the City or GVRD.

PROPOSED ACTION

Adoption of a resolution authorizing the City Manager to sign a Grant Deed, granting a total of 0.641 acres across Highland Park, a City park site to the public as right of way for Waterstone Parkway and 5,523 square feet for Public Utility Easement for public use. Also adopt on the same resolution acceptance of the right of way and PUE for public use.

ENVIRONMENTAL REVIEW

The Environmental Impact Report was certified by the City Council on July 26, 2005.

RECOMMENDATION

Staff recommends adoption of a resolution authorizing the City Manager to sign a Grant Deed, granting a total of 0.641 acres across Highland Park, a City park site, to the public as right of way for Waterstone Parkway and 5,523 square feet for Public Utility Easement for public use, and authorizing the City Clerk to record the Grant Deed in the Office of the County Recorder.

DOCUMENTS AVAILABLE FOR REVIEW

- a. A resolution
- b. Grant Deed
- c. Project Location Map

CONTACT PERSON

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

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

RESOLUTION NO. 07- N.C.

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

WHEREAS, the Vesting Tentative map of that certain subdivision entitled "VESTING TENTATIVE MAP FOR THE BORDONI RANCH, VALLEJO, SOLANO, CALIFORNIA," proposed by Braddock & Logan Group II, L.P., a California Limited Partnership approved by the Vallejo Planning Commission on November 7, 2005; and

WHEREAS, the Waterstone Unit 1A subdivision is located on the south side of Highlands Park; and

WHEREAS, the main access to get into the Waterstone Unit 1A subdivision is through City owned Highlands Park; and

WHEREAS, it is necessary to designate 0.641 acres of the City owned park for public right of way for Waterstone Parkway and 5,523 square feet for Public Utility Easement as shown on the Grant Deed's Exhibit "A." Said park as described in 31 Maps 31, Solano County, California; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Vallejo hereby authorizes the City Manager to sign a Grant Deed, granting 0.641 acres of a City park, for the public to use as a Public Right of Way to extend Waterstone Parkway and 5,523 square feet as a Public Utility Easement for public use as described in the Grant Deed attached to the staff report.

BE IT FURTHER RESOLVED, that the City Clerk is directed to record said Grant Deed in the Office of the Solano County Recorder.

BE IT FURTHER RESOLVED, that the Council of the City of Vallejo does hereby accept the aforementioned dedications for public right of way and public utility easement.

DECEMBER 18, 2007

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RECORDED AT THE REQUEST OF:

The City of Vallejo
City Engineer
555 Santa Clara Street
Vallejo, CA 94590

WHEN RECORDED RETURN TO:

The City of Vallejo
City Clerk
555 Santa Clara Street
Vallejo, CA 94590

RIGHT OF WAY GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$
 computed on full value of property conveyed
 computed on full value less value of encumbrances

Mail tax statements to:
same as above

APN 0082-272-010

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The City of Vallejo, a Municipal Corporation,
hereby **GRANTS** to

The City of Vallejo, a Municipal Corporation, a public right of way and public utility easement for public use purposes over and through the following described real property situated in the City of Vallejo, County of Solano, State of California:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The City of Vallejo,
a Municipal Corporation

City Manager

EXHIBIT "A"
Page 1 of 5

DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF VALLEJO, COUNTY OF SOLANO, STATE OF CALIFORNIA, BEING A PORTION OF LOT 325 AS SHOWN ON THAT CERTAIN FINAL MAP OF SOMERSET HIGHLANDS, UNIT No. 2, FILED FOR RECORD ON DECEMBER 30, 1976, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, IN BOOK 31 OF MAPS, AT PAGE 31, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF THE ABOVE MENTIONED LOT 325, SAID CORNER BEING A POINT ON THE EASTERLY LINE OF COLUMBUS PARKWAY AS SHOWN ON THE ABOVE MENTIONED FINAL MAP OF SOMERSET HIGHLANDS, UNIT No. 2, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE LANDS GRANTED TO BRADDOCK & LOGAN GROUP II, L.P., BY DEED RECORDED JUNE 19, 2007 IN DOCUMENT NUMBER 2007-69115, OFFICIAL RECORDS, COUNTY OF SOLANO;

THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHERLY LINE OF SAID LANDS GRANTED TO BRADDOCK & LOGAN GROUP II, L.P., SAID LINE BEING COMMON WITH THE SOUTHERLY LINE OF SAID LOT 325, SOUTH 81°59'40" EAST 408.14 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID COMMON LINE, SOUTH 81°59'40" EAST 94.96 FEET TO A POINT OF CUSP;

THENCE LEAVING SAID COMMON LINE AND ENTERING SAID LOT 325, THE FOLLOWING FIVE (5) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIAL LINE TO WHICH CURVE BEARS NORTH 39°29'27" EAST AT SAID POINT OF CUSP. SAID CURVE HAVING A RADIUS OF 169.00 FEET, A CENTRAL ANGLE OF 12°24'40", AND AN ARC LENGTH OF 36.61 FEET;
2. NORTH 38°05'53" WEST 23.08 FEET;

EXHIBIT "A"
Page 2 of 5

3. ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 319.00 FEET, A CENTRAL ANGLE OF $43^{\circ}35'04''$, AND AN ARC LENGTH OF 242.66 FEET TO A POINT OF REVERSE CURVE;
4. ALONG THE ARC OF A CURVE TO THE LEFT, A RADIAL LINE TO WHICH CURVE BEARS NORTH $84^{\circ}30'49''$ WEST AT SAID POINT OF REVERSE CURVE. SAID CURVE HAVING A RADIUS OF 351.00 FEET, A CENTRAL ANGLE OF $23^{\circ}46'59''$, AND AN ARC LENGTH OF 145.70 FEET TO A POINT OF REVERSE CURVE;
5. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, A RADIAL LINE TO WHICH CURVE BEARS NORTH $71^{\circ}42'12''$ EAST AT SAID POINT OF REVERSE CURVE. SAID CURVE HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF $80^{\circ}11'24''$, AND AN ARC LENGTH OF 40.59 FEET TO A POINT OF CUSP, SAID POINT OF CUSP BEING A POINT ON THE SOUTHERLY LINE OF REGENTS PARK DRIVE (60' WIDE) AS SHOWN ON SAID FINAL MAP OF SOMERSET HIGHLANDS, UNIT No. 2;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF REGENTS PARK DRIVE, ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIAL LINE TO WHICH CURVE BEARS NORTH $28^{\circ}06'24''$ WEST AT SAID POINT OF CUSP. SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF $10^{\circ}27'56''$, AND AN ARC LENGTH OF 82.20 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF REGENTS PARK DRIVE, SOUTH $72^{\circ}21'32''$ WEST 32.99 FEET TO A POINT OF CUSP;

THENCE LEAVING SAID SOUTHERLY LINE OF REGENTS PARK DRIVE, AND RE—
ENTERING SAID LOT 325, THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIAL LINE TO WHICH CURVE BEARS SOUTH $17^{\circ}38'28''$ EAST AT SAID POINT OF CUSP. SAID CURVE HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF $90^{\circ}47'52''$, AND AN ARC LENGTH OF 45.96 FEET TO THE POINT OF A COMPOUND CURVE;

EXHIBIT "A"

Page 3 of 5

2. ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIAL LINE TO WHICH CURVE BEARS SOUTH 73°09'24" WEST AT SAID POINT OF COMPOUND CURVE, SAID CURVE HAVING A RADIUS OF 289.00 FEET, A CENTRAL ANGLE OF 22°19'47", AND AN ARC LENGTH OF 112.63 FEET TO A POINT OF REVERSE CURVE;
3. ALONG THE ARC OF A CURVE TO THE LEFT, A RADIAL LINE TO WHICH CURVE BEARS SOUTH 84°30'49" EAST AT SAID POINT OF REVERSE CURVE. SAID CURVE HAVING A RADIUS OF 381.00 FEET, A CENTRAL ANGLE OF 42°13'39", AND AN ARC LENGTH OF 280.80 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.641 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REMOVING, REPLACING, REPAIRING AND MAINTAINING PUBLIC UTILITY FACILITIES AND ALL APPURTENANCES THERETO FOR TRANSMISSION OF SAID FACILITIES UNDER, OVER AND ACROSS SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND, SIX (6.00) FEET WIDE, THE WESTERLY LINE OF SAID STRIP BEING THE EASTERLY LINE OF THE ABOVE DESCRIBED 0.641 ACRE PORTION OF THE ABOVE MENTIONED LOT 325, THE SOUTHERLY PROLONGATION OF THE EASTERLY SIDELINE OF SAID STRIP TO BE LENGTHENED TO TERMINATE AT THE SOUTHERLY LINE OF SAID LOT 325 AND THE NORTHERLY PROLONGATION OF SAID EASTERLY SIDELINE TO TERMINATE AT A POINT DISTANT SOUTH 28°06'24" EAST 6.00 FEET FROM THE NORTHEASTERLY MOST CORNER OF SAID 0.641 ACRE PORTION OF LOT 325.

CONTAINING 2927 SQUARE FEET, MORE OR LESS.

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REMOVING, REPLACING, REPAIRING AND

EXHIBIT "A"
Page 4 of 5

MAINTAINING PUBLIC UTILITY FACILITIES AND ALL APPURTENANCES THERETO FOR TRANSMISSION OF SAID FACILITIES UNDER, OVER AND ACROSS SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

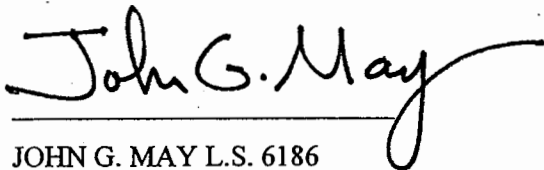
A STRIP OF LAND, SIX (6.00) FEET WIDE, THE EASTERLY LINE OF SAID STRIP BEING THE WESTERLY LINE OF SAID 0.641 ACRE PORTION OF THE LOT 325, THE SOUTHERLY PROLONGATION OF THE WESTERLY SIDELINE OF SAID STRIP TO BE SHORTENED TO TERMINATE AT THE SOUTHERLY LINE OF SAID LOT 325 AND THE NORTHERLY PROLONGATION OF SAID WESTERLY SIDELINE TO TERMINATE AT A POINT DISTANT SOUTH 17°38'28" EAST 6.00 FEET FROM THE NORTHWESTERLY MOST CORNER OF SAID 0.641 ACRE PORTION OF LOT 325.

CONTAINING 2596 SQUARE FEET, MORE OR LESS.

SEE PLAT (SHEET 5 OF 5) TO ACCOMPANY DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF.

END OF DESCRIPTION

PREPARED BY


JOHN G. MAY L.S. 6186

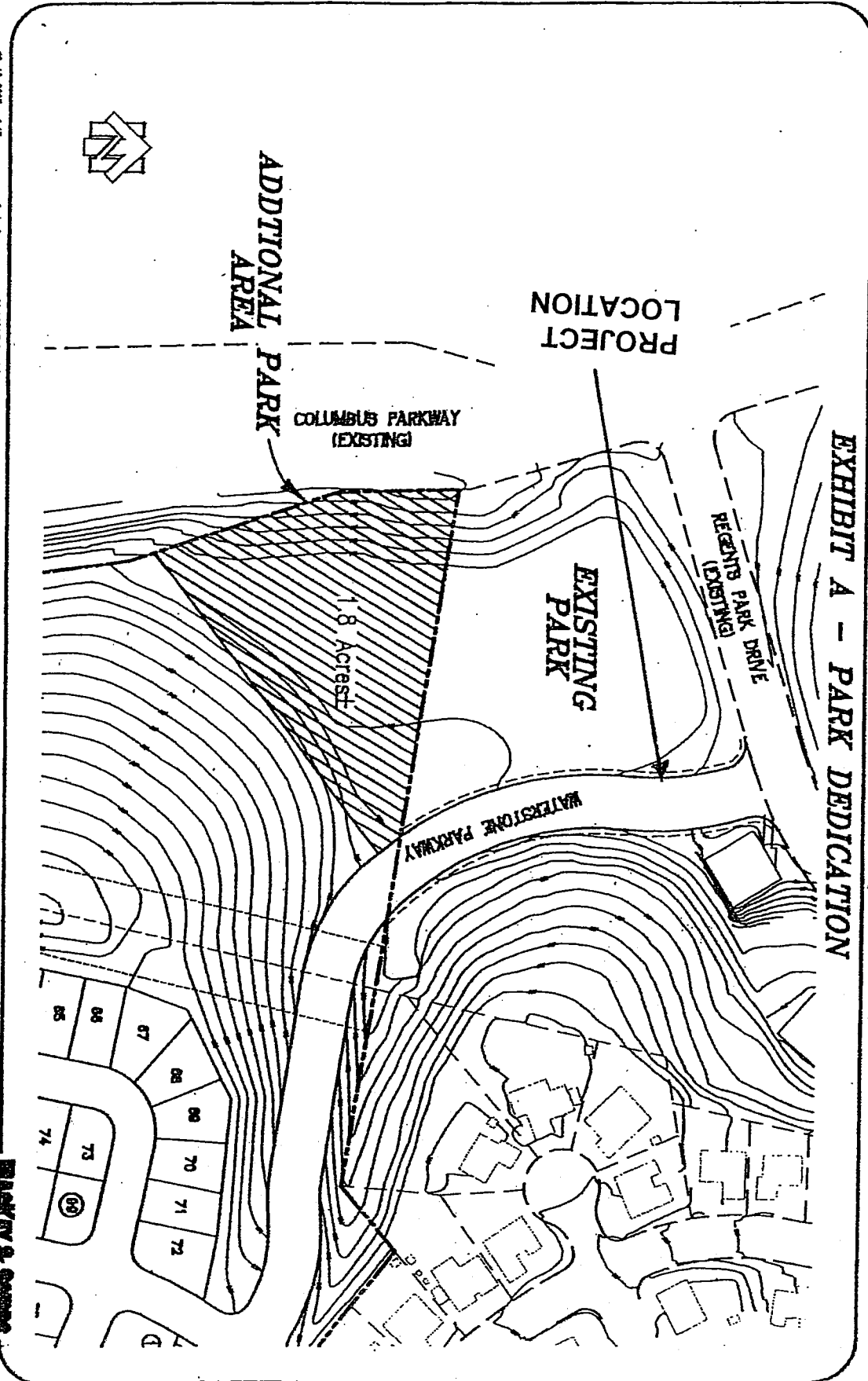
10/31/2007
DATE



LICENSE EXPIRATION DATE: 03/31/08

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
17060 SOUTH HARLAN ROAD LATHROP, CA 95330 (209) 858-4042

EXHIBIT A - PARK DEDICATION



06-18-2007 5:13pm Date Quoted P:\21106\Drawings\2007-04-04-Dedication

Black & Veatch




CONSENT

Agenda Item No. H

COUNCIL COMMUNICATION

Date: December 18, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Gary A. Leach, Public Works Director 

SUBJECT: APPROVAL OF A RESOLUTION AWARDING THE DREDGING CONSULTING SERVICES CONTRACT FOR THE FERRY TERMINAL DREDGING PROJECT TO CLE ENGINEERING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CLE ENGINEERING, RICHMOND, CA

BACKGROUND

The Vallejo – Baylink Ferry Service terminal is located on Mare Island Strait. The terminal is located in a basin that has silted in over time. A new passenger loading float and gangway were installed in 1998. At that time some dredging was performed concurrent with the work to install the new float. The basin was dredged once more in November 2003. Now, at low tides the passenger loading float comes to rest on the bottom. The slips used by the ferries, especially on the north side, are starting to shallow out at extreme low tides. Maintenance dredging is required to ensure that the float is buoyant at all tidal levels and to ensure continued access by the ferry boats.

Ferry operations will be temporarily relocated to alternate site near the terminal during the actual dredging operation. In order to effectively dredge the entire basin, the float will be disconnected and removed for upkeep. The City's old passenger float and dredging gangway will be used at the alternate site for uninterrupted ferry service. Then dredging will be undertaken to establish regulatory agency approved depths.

A Request for Qualifications (RFQ) was officially released on July 20, 2007, to perform the necessary engineering and permitting required for the project. Notice of the RFQ was sent to thirty-six firms and advertised in the Vallejo Times Herald. Two firms, TranSystems, Inc., and CLE Engineering, Inc., responded to the request. The Selection Committee held interviews on November 8, 2007 with both firms. The Selection Committee used the evaluation factors of:

- Key Individuals Experience (3.0 weighting x 10 points = 30 points)
- Project Management Approach (3.0 weighting x 10 points = 30 points)
- Firm/Team Resources (2.0 weighting x 10 points = 20 points)
- Relevant Experience (2.0 weighting x 10 points = 20 points)



The Selection Committee scored against the evaluation criteria with the following results:

TranSystems:	70% out of 100%
CLE Engineering:	83% out of 100%

After a thorough review and scoring of the proposals and interviews, the Selection Committee is recommending CLE Engineering to the City Council for award of contract.

Fiscal Impact

This project, with a Not-To-Exceed cost of \$115,960, will be funded by a variety of state and federal grants. These grants have been secured and are awaiting draw down. There will be no impact to the general fund.

RECOMMENDATION

Staff recommends approval of a resolution awarding the Dredging Consulting Services Contract for the Ferry Terminal Dredging Project to CLE Engineering and authorizing the City Manager to enter into a contract with CLE Engineering for Dredging Consulting Services for the Ferry Terminal Dredging Project for an amount Not To Exceed \$115,960.

ENVIRONMENTAL REVIEW

This action is a preliminary action that does not require any environmental review process. A contract for performance of the dredging work will be brought for City Council consideration following the regulatory environmental permitting and engineering work.

ALTERNATIVES CONSIDERED

The alternatives considered included doing the work in house, and awarding the contract to the competing firm. The idea of doing the work in house was not carried forward due to the temporary and specialized nature of the work. The other responsive firm was put through the competitive process and the Selection Committee chose to recommend the proposed firm for the work.



PROPOSED ACTION

Approve the resolution awarding the Ferry Terminal Dredging Project Dredging Consulting Services Contract to CLE Engineering for an amount not to exceed \$115,960.

DOCUMENTS AVAILABLE FOR REVIEW

- a. A resolution awarding the Ferry Terminal Dredging Consulting Services Contract to CLE Engineering
- b. Scope of Work

CONTACT PERSON

Gary A. Leach, Public Works Director
648-4315
garyl@ci.vallejo.ca.us

Crystal Odum Ford, Trans. Supt.
648-5241
codumford@ci.vallejo.ca.us

DECEMBER 18, 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 the proposed Ferry Terminal Dredging Consulting Services Contract is essential for the operation of Vallejo's Transportation System; and

WHEREAS, the Transportation Division conducted a formal Request for Qualifications solicitation process; and

WHEREAS, the Transportation Division received two responsive responses to the Request for Qualifications; and

WHEREAS, based on the qualifications criteria set forth in the Request for Qualifications, the Transportation Division has made a recommendation to award the contract to CLE Engineering of Richmond, California, for a time and materials contract for dredging consulting services in an amount not to exceed \$115,960; and

WHEREAS, the Transportation Division has sufficient funds budgeted to engage the consultants;

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Vallejo

1. Awards the Dredging Consulting Services Contract for the Ferry Terminal Dredging Project to CLE Engineering; and
2. Authorizes the City Manager to enter into a contract with CLE Engineering of Richmond, California, for dredging consulting services for the Ferry Terminal Dredging Project in an amount not to exceed \$115,960, including optional tasks, and subject to amendments, review and approval by the City Attorney and City Manager, consistent with this resolution, and

BE IT FURTHER RESOLVED, that all other proposals received are hereby deemed rejected upon execution of a contract with the aforementioned consultant.

DECEMBER 18, 2007

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FERRY TERMINAL DREDGING CONSULTANT

SCOPE OF SERVICES

The dredging project and project work described above will be a multidisciplinary effort involving engineering, permitting, regulatory interface, sampling, testing, surveying, plan preparation, specification writing, cost estimating, and any and all professional and technical assistance that may be needed to complete the project. As such, the City will only consider engagement of an experienced, highly qualified firm and/or team. If your response to this RFP is through a team effort, it is critical that your proposal address how the various members of your team will be united in effort.

The scope of the project includes:

- review of past and current project information
- interface with regulatory agencies
- provide categorical exemption documents
- provide all required permits on the City's behalf
- provide a sampling plan
- provide sample testing and analysis
- provide hydrographic surveys
- provide coordination with regulatory agencies during permit processing
- provide contract documents including plans, technical specifications, and cost estimates (PS&E) for dredging and passenger loading float structural modifications and upkeep
- provide City Staff with support and advice during bidding and award period

A. DESIGN OBJECTIVES

The City of Vallejo's objectives for the dredging project are, but not necessarily limited to, the following:

1. **Dredging.** In general, the City would like to maximize the amount of dredge material removed from the ferry terminal basin consistent with regulatory approvals and permitting. Previous dredging at the site was limited and has not well served the ferry service. It is imperative that the removal of material allow for safe and reliable ferry operations for as long a time period as is practical. Currently the passenger loading float comes to rest on the bottom during low tides. The ferry vessels themselves remain buoyant while at the dock. Dredging, by its very nature, is disruptive to ferry operations.
2. **Timeframe.** Owing to the disruptive nature of dredging operations and the necessity to remove the passenger loading float for dredge access, it is imperative that the actual dredging be undertaken in the shortest timeframe possible.

3. Passenger Loading Float. The passenger loading float is moored using crisscrossing chains shackled to underwater stake piles. As part of the contract work, the dredging contractor shall remove, inspect, repair as necessary, reinstall, and re-tension the float mooring system. The dredging contractor shall relocate the float and temporarily moor it in a location to be determined by the City for work by others. The old passenger loading float, dredging gangway, and temporary promenade gate and railings will installed at the alternate ferry loading site while the dredging of the basin is undertaken. Upon completion of dredging the float shall be reinstalled in the basin and made ready for service.
4. Gangway. The passenger gangway shall be disconnected (along with all services and utilities) from the float and temporarily supported in place during the work using piles located there for that purpose. Upon completion of dredging, the gangway shall be reconnected to the float and made ready for service.

B. DESIGN CRITERIA

All engineering for the project shall be consistent with all Local, City, State and Federal codes and regulations.

C. ENVIRONMENTAL CONSISTENCY

The engineering of the proposed project shall be consistent with the Guidelines set forth in California Environmental Quality Act (CEQA) (Current edition).



PUBLIC
HEARING A

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 18, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Gary A. Leach, Public Works Director 

SUBJECT: CONSIDERATION OF TWO CONTINUED RESOLUTIONS RELATING TO MARE ISLAND: (1) A RESOLUTION DETERMINING TO ANNEX CERTAIN TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1A (MARE ISLAND) OF THE CITY OF VALLEJO AND CALLING A SPECIAL ELECTION TO SUBMIT TO THE LANDOWNERS IN THE TERRITORY PROPOSED FOR ANNEXATION TO SAID COMMUNITY FACILITIES DISTRICT THE QUESTION OF SUCH ANNEXATION; AND (2) A RESOLUTION DETERMINING THE RESULTS OF THE SPECIAL ELECTION TO ANNEX CERTAIN TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1A (MARE ISLAND) OF THE CITY OF VALLEJO.

BACKGROUND AND DISCUSSION

Pursuant to the City's development agreement with Lennar Mare Island LLC, the City contemplates forming a series of "community facilities districts" on Mare Island. The formation of such districts would enable the City to levy a special tax on the property in such districts. The special tax would be used to fund a portion of the cost of the infrastructure and maintenance services required to support new development on Mare Island in accordance with the City's policy that the redevelopment of Mare Island be cost neutral to the General Fund.

On April 26, 2005, the City Council formed two community facilities districts on Mare Island, designated the Mare Island Community Facilities District No. 2005-1A ("CFD 2005-1A") and Mare Island Community Facilities District No. 2005-1B ("CFD 2005-1B"). CFD 2005-1A was formed pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 et seq. of the California Government Code) (the "Act"). The formation of CFD 2005-1A enables the City to levy a special tax to fund certain maintenance services (i.e. park, landscape and open space maintenance, among others) and to fund infrastructure improvements (i.e. sanitary sewer, storm drain and streets, among others) through the use of bond debt. This bond debt would be payable solely from the special taxes levied on property within CFD 2005-1A, not from the general fund or other funds of the City.



CFD 2005-1B was formed pursuant to the City of Vallejo-Mare Island Services Financing Code (Ord. 1471 N.C. (2d) Sec. 2 (part), 2002), including by reference therein the provisions of the Act (the "Code"). The formation of CFD 2005-1B enables the City to levy a special tax therein to fund certain maintenance services (i.e. public or private facilities such as landscape, sewer and vehicle parking, among others) that are not otherwise permitted to be funded under the Act. CFD 2005-1A and CFD 2005-1B have identical boundaries, as set forth in the boundary maps approved by the City Council on March 22, 2005.

As development on Mare Island progresses, the Developer has proposed forming additional financing districts on Mare Island, or annexing territory to existing financing districts. Such additional financing districts or annexations would be for the same purposes as CFD 2005-1A and CFD 2005-1B. The Developer has advised the City that Mare Island Subdivision Coral Sea Village South Unit 3 needs to be included in one or more community facilities districts in order to permit further development, and the Developer proposes to annex said subdivision into CFD 2005-1A and CFD 2005-1B.

This staff report relates to the annexation of Coral Sea Village South Unit 3 to CFD 2005-1A. The annexation of Coral Sea Village South Unit 3 to CFD 2005-1B is being addressed in this agenda, but is described in a separate staff report.

On October 23, 2007, the Council adopted a resolution of intention to annex territory to Mare Island Community Facilities District No. 2005-1A ("CFD 2005-1A"), and set a public hearing for November 27, 2007, which was continued by the City Council to December 18, 2007. Due to the delay in approval of the Final Map for Coral Sea Village South Unit 3, the public hearing was continued on the evening of November 27, 2007 to this Council meeting.

The proposed Council actions in this agenda item are (1) conduct a continued public hearing to take public testimony and any protests on the proposed annexation of Coral Sea Village South Unit 3 to CFD 2005-1A; (2) adopt the "Resolution Determining to Annex Certain Territory to Community Facilities District No. 2005-1A (Mare Island) of the City of Vallejo and Calling a Special Election to Submit to the Landowners in the Territory Proposed for Annexation to Said Community Facilities District the Question of Such Annexation"; (3) conduct a special election on such annexation; and (4) adopt the "Resolution Determining the Results of the Special Election to Annex Certain Territory to Community Facilities District No. 2005-1A (Mare Island) of the City of Vallejo". If the Council adopts the resolution described in (2), above, and then determines that the owners of at least 2/3 of the taxable acreage in the annexation territory approve of the



annexation, the City will impose a special tax on the annexed territory according to the formula in effect for CFD 2005-1A.

Fiscal Impact

The City will collect levies from the private parcels of land within the boundaries of the territories proposed to be annexed in CFD 2005-1A and CFD 2005-1B in an amount sufficient to pay all costs of maintenance services and facilities costs, including annual debt service payments on future bond issues in CFD 2005-1A. This action is in accordance with the City's policy that the redevelopment of Mare Island be cost neutral to the General Fund.

Bonds issued by CFD 2005-1A will be repaid by special tax levies on properties within the boundaries of CFD 2005-1A and will not constitute obligations of the City.

RECOMMENDATION

Staff recommends that Council take the following actions: (1) conduct a continued public hearing to take public testimony and any protests on the proposed annexation of Coral Sea Village South Unit 3 to CFD 2005-1A; (2) adopt the "Resolution Determining to Annex Certain Territory to Community Facilities District No. 2005-1A (Mare Island) of the City of Vallejo and Calling a Special Election to Submit to the Landowners in the Territory Proposed for Annexation to Said Community Facilities District the Question of Such Annexation"; (3) conduct a special election on such annexation; and (4) adopt the "Resolution Determining the Results of the Special Election to Annex Certain Territory to Community Facilities District No. 2005-1A (Mare Island) of the City of Vallejo".

ENVIRONMENTAL REVIEW

The annexation of territory to a community facilities district is not a project under the California Environmental Quality Act ("CEQA") pursuant to section 15378 (b)(4) of Title 14 of the California Code of Regulations and not subject to CEQA. As this action is creating a government funding mechanism and does not involve any commitment to a specific project, it is not considered a project under the CEQA Guidelines. When a specific public improvement project is undertaken with the taxes collected, an environmental review for that project under CEQA will be undertaken.



PROPOSED ACTION

Approve 2 Resolutions Relating to Mare Island: (1) A Resolution Determining to Annex Certain Territory to Community Facilities District No. 2005-1a (Mare Island) of the City of Vallejo and Calling a Special Election to Submit to the Landowners in the Territory Proposed for Annexation to said Community Facilities District the Question of Such Annexation; and (2) A Resolution Determining the Results of the Special Election to Annex Certain Territory to Community Facilities District No. 2005-1a (Mare Island) of the City of Vallejo. Proposed for Annexation to Said Community Facilities District the Question of Such Annexation"; (3) conduct a special election on such annexation; and (4) adopt the "Resolution Determining the Results of the Special Election to Annex Certain Territory to Community Facilities District No. 2005-1A (Mare Island) of the City of Vallejo".

DOCUMENTS AVAILABLE FOR REVIEW:

- a. A Resolution Determining to Annex Certain Territory to Community Facilities District No. 2005-1a (Mare Island) of the City of Vallejo and Calling a Special Election to Submit to the Landowners In The Territory Proposed For Annexation To Said Community Facilities District The Question Of Such Annexation.
- b. A Resolution Determining The Results Of The Special Election To Annex Certain Territory To Community Facilities District No. 2005-1a (Mare Island) Of The City Of Vallejo.

CONTACT PERSON

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December 18, 2007
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RESOLUTION NO. 07-____ N.C.

WHEREAS, the City Council (the "City Council") of the City of Vallejo (the "City"), by Resolution No. 07-276 N.C. (the "Resolution") adopted by the City Council on October 23, 2007, has determined that the public convenience and necessity require the annexation of the territory described in the map entitled "Annexation Map No. 2 of Community Facilities District No. 2005-1A (Mare Island), City of Vallejo, County of Solano, State of California" (the "Annexation Map") be annexed to Community Facilities District No. 2005-1A (Mare Island) of the City of Vallejo (the "Community Facilities District"), which Annexation Map was recorded on November 8, 2007, in Book 24 of Maps of Assessment and Community Facilities Districts of the County of Solano at page 19, and has further determined that such annexation is advantageous to the Community Facilities District and the owners of the property in the Community Facilities District; and

WHEREAS, the Resolution fixed Tuesday, the 27th day of November, 2007, at the hour of 7:00 o'clock P.M., or as soon thereafter as the City Council may consider the matter, at the regular meeting place of the City Council, at 555 Santa Clara Street, Vallejo, California 94590, as the time and place for a public hearing to be held by the City Council to consider the proposed annexation of such territory to the Community Facilities District and all other matters set forth in the Resolution, and notice of such public hearing was duly given as provided in the Resolution; and

WHEREAS, on November 27, 2007, the City Council adopted its Resolution No. 07-296 continuing the public hearing to December 18, 2007, at the same time and place; and

WHEREAS, the continued public hearing was duly convened by the City Council at the time and place appointed therefore, and at such continued public hearing the City Council considered the proposed annexation of such territory to the Community Facilities District and any other matters set forth in the Resolution, and at such continued public hearing all persons interested, including all taxpayers, property owners and registered voters within the Community Facilities District and within such territory proposed to be annexed to the Community Facilities District, were given an opportunity to appear and be heard, and the testimony of all interested persons or taxpayers for or against such proposed annexation or any other matters set forth in the Resolution was heard and considered; and

WHEREAS, the City Council is fully advised in this matter;

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

Section 1. The above recitals are true and correct, and the City Council so finds and determines.

Section 2. The City Council finds and determines that written protests to such proposed annexation are insufficient in number and in amount under the Mello-Roos Community Facilities Act of 1982 (the "Act") and that such proposed annexation has not been precluded by a majority protest as provided in the Resolution; and accordingly the City Council hereby orders that all protests to such proposed annexation are hereby overruled.

Section 3. The City Council hereby determines to call a special election to be held in the territory proposed to be annexed to the Community Facilities District on Tuesday, December 18, 2007, in accordance with and subject to the Act and applicable law and the terms hereof, at which special election there shall be submitted to the landowners in the territory proposed to be annexed to the Community Facilities District (which landowners are the electors qualified to vote at such special election) the question of annexing such territory to the Community Facilities District, and the ballot proposition for use at such special election shall be as follows:

Shall the parcels of land as described in Resolution No. 07-276 N.C., adopted by the City Council of the City of Vallejo on October 23, 2007, be annexed to Community Facilities District No. 2005-1A (Mare Island), City of Vallejo, County of Solano, State of California ("CFD 2005-1A"), and be subject to the special tax and to the obligations for bonded indebtedness to the same extent as all parcels of land already within Tax Zone #3 of CFD 2005-1A?

In connection with such election, the City Council finds and determines that all landowners in such territory have waived any and all time periods relative to such election pursuant to California Government Code Section 53326(a), and they have waived the preparation and distribution of an impartial analysis of the ballot proposition, as well as arguments in favor and against such proposition, pursuant to California Government Code Section 53327(b), and they have waived the requirement to publish notice of the election pursuant to California Government Code Section 53352, and they have waived the requirements regarding the time to mail ballots pursuant to California Elections Code Section 4101, and they have agreed to accept either mailed service or personal service of the ballots, and they have waived the requirements regarding identification envelopes for the return of mailed ballots pursuant to California Government Code Section 53327.5, and they have requested that the election be expedited.

Section 4. The City Clerk of the City Council (the "City Clerk") is hereby designated as the official to conduct such special election in accordance with and subject to the Act and applicable law and the following provisions of this resolution:

(a) Such special election shall be held and conducted, and the votes thereat canvassed and the returns thereof made, and the results thereof ascertained and determined, as provided herein; and in all particulars not prescribed by this resolution such special election shall be held and conducted and the votes received and canvassed in the manner provided by law for the holding of general elections in the City that are consistent with the Act.

(b) All landowners within the territory proposed to be annexed to the Community Facilities District upon the date of such special election herein called shall be qualified to vote upon the proposition to annex such territory to the Community Facilities District to be submitted at such special election.

(c) Such special election shall be conducted as a mailed ballot election, in accordance with the provisions of the Act and the prior proceedings of the City taken thereunder, and there shall be no polling place for such special election. All official ballots shall be caused to be mailed or personally delivered by the City Clerk to such landowners, and all voted ballots are required to be received at the office of the City Clerk not later than 7:00 o'clock P.M. on the day of the special election in order to be counted.

(d) Each voter to vote for the proposition to be submitted at such special election shall mark a cross (x) in the blank space opposite the word "YES" on the ballot to the right of such proposition, and to vote against such proposition shall mark a cross (x) in the blank space opposite the word "NO" on the ballot to the right of such proposition, which cross (x) may be marked with either pen or pencil.

(e) The City Clerk shall commence the canvass of the returns of such special election at her office at the conclusion of such special election, and at the conclusion of such canvass shall determine the results of such special election; provided, that if all the qualified electors shall have voted on the proposition hereby submitted at any time prior to 7:00 o'clock P.M. on the date of such special election, the City Clerk shall close such special election at such time or as soon thereafter and thereupon shall proceed to canvass the returns of such special election and to determine the results thereof.

(f) The City Council shall meet at its regular meeting on Tuesday, December 18, 2007, at the hour of 7:00 o'clock P.M. or as soon thereafter and shall declare the results of such special election as determined by the City Clerk, and shall cause to be spread upon its minutes a statement of the results of such special election as ascertained by such canvass.

Section 5. If two-thirds (2/3) or more of the votes cast upon the proposition to annex the territory proposed to be annexed to the Community Facilities District are cast in favor thereof, as determined by the City Council after reviewing the returns of such special annexation election, such territory shall become annexed to the Community Facilities District, shall be subject to the special tax under "Tax Zone #3" as defined in the Rate and Method of Apportionment of Special Tax attached to Resolution No. 05-131 N.C. adopted by the City Council on April 26, 2005, and shall be subject to the obligations for bonded indebtedness to the same extent as all parcels of land already within the Community Facilities District.

Section 6. The City Council hereby reapproves and readopts the Resolution, and reconfirms all of its findings and determinations contained therein, and if such proposed annexation is approved at the election called by this resolution, the territory proposed to be annexed to the Community Facilities District shall be annexed

to and shall become a part of the Community Facilities District; and upon recordation of a notice of special tax lien pursuant to Section 3117.5 of the Streets and Highways Code of the State of California, a continuing lien to secure each levy of such special tax shall attach to all nonexempt real property in the Territory annexed to the Community Facilities District (as constituted after such election). In the case of any public facilities portion of the special tax, the lien shall continue in force and effect until the special tax obligation (or any portion thereof) is paid or prepaid and permanently satisfied and the special tax lien is cancelled in accordance with law or until the tax year ending June 30, 2051, whichever is earlier, and in the case of any services portion of the special tax, the lien shall continue in force and effect until the City ceases to collection such portion of the special tax.

Section 7. The Director of Finance of the City, at 555 Santa Clara Street, Vallejo, California 94590, telephone (707) 648-4592, will be responsible for preparing annually a current roll of special tax levy obligations by Solano County Assessor's parcel numbers, and will be responsible for estimating future special tax levies pursuant to Section 53340.2 of the Government Code of the State of California.

Section 8 This resolution shall take effect upon the recordation in the office of the County Recorder of the County of Solano of the Final Map of Coral Sea Village South Unit 3, Reuse Area 8B South, being a portion of the former Mare Island Naval Base in the City of Vallejo, California, and also being a portion of the Eastern Early Transfer Parcel as shown on that certain record of the survey filed March 27, 2002 in Book 25 of Surveys at page 25 of official records of County of Solano, State of California, also being a portion of land lying within that parcel as described in Instrument No. 2002-0037966 of said County of Solano.

December 18, 2007

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RESOLUTION NO. 07-____ N.C.

WHEREAS, the City Clerk of the City of Vallejo (the "City") has duly canvassed the votes cast at the special election held to annex certain territory to Community Facilities District No. 2005-1A (Mare Island) of the City of Vallejo (the "Community Facilities District"), on Tuesday, December 18, 2007, upon the proposition hereinafter set forth, and has certified to the City Council the results of the votes cast at such special election upon such proposition, which certification is now on file in the office of the City Clerk of the City; and

WHEREAS, the City Council is fully advised in this matter;

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

Section 1. The above recitals are true and correct, and the City Council so finds and determines.

Section 2. The canvass of the votes cast at the special election held on Tuesday, December 18, 2007, to annex territory to the Community Facilities District as shown by said certification, is hereby approved and confirmed.

Section 3. At such special election, the following proposition was submitted to the landowners in the area proposed for annexation to the Community Facilities District, and the number of votes cast for and against such proposition, as set forth in said canvass, is determined to be as follows:

BALLOT MEASURE

Shall the parcels of land as described in Resolution No. 07-276 N.C., adopted by the City Council of the City of Vallejo on October 23, 2007, be annexed to Community Facilities District No. 2005-1A (Mare Island), City of Vallejo, County of Solano, State of California ("CFD 2005-1A"), and be subject to the special tax and to the obligations for bonded indebtedness to the same extent as all parcels of land already within Tax Zone #3 of CFD 2005-1A?	Number of votes <u>YES</u> <hr/>
	Number of votes <u>NO</u> <hr/>

Section 4. The total number of votes cast at such special election for and against such proposition was and is set forth in said canvass, and more than two-thirds (2/3) of all the votes cast at such special annexation election were cast in favor of such annexation proposition, and such annexation proposition carried.

Section 5. The City Clerk is hereby directed to enter this resolution in the minutes of the City Council, which shall constitute the official declaration of the results of such special election, and is hereby further authorized and directed to record

a notice of special tax lien in accordance with the provisions of Section 3117.5 of the Streets and Highways Code of the State of California.

December 18, 2007

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PUBLIC
HEARING B

Agenda Item No.

Date: December 18, 2007

COUNCIL COMMUNICATION

TO: Honorable Mayor and Members of the City Council

FROM: Gary A. Leach, Public Works Director 

SUBJECT: CONSIDERATION OF TWO CONTINUED RESOLUTIONS RELATING TO MARE ISLAND: (1) A RESOLUTION DETERMINING TO ANNEX CERTAIN TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1B (MARE ISLAND) OF THE CITY OF VALLEJO AND CALLING A SPECIAL ELECTION TO SUBMIT TO THE LANDOWNERS IN THE TERRITORY PROPOSED FOR ANNEXATION TO SAID COMMUNITY FACILITIES DISTRICT THE QUESTION OF SUCH ANNEXATION; AND (2) A RESOLUTION DETERMINING THE RESULTS OF THE SPECIAL ELECTION TO ANNEX CERTAIN TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2005-1B (MARE ISLAND) OF THE CITY OF VALLEJO.

BACKGROUND AND DISCUSSION

Pursuant to the City's development agreement with Lennar Mare Island LLC, the City contemplates forming a series of "community facilities districts" on Mare Island. The formation of such districts would enable the City to levy a special tax on the property in such districts. The special tax would be used to fund a portion of the cost of the infrastructure and maintenance services required to support new development on Mare Island, in accordance with the City's policy that the redevelopment of Mare Island be cost neutral to the General Fund.

On April 26, 2005, the City Council formed two community facilities districts on Mare Island, designated the Mare Island Community Facilities District No. 2005-1A ("CFD 2005-1A") and Mare Island Community Facilities District No. 2005-1B ("CFD 2005-1B"). CFD 2005-1A was formed pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 et seq. of the California Government Code) (the "Act"). The formation of CFD 2005-1A enables the City to levy a special tax to fund certain maintenance services (i.e. park, landscape and open space maintenance, among others) and to fund infrastructure improvements (i.e. sanitary sewer, storm drain and streets, among others) through the use of bond debt. This bond debt would be payable solely from the special taxes levied on property within CFD 2005-1A, not from the general fund or other funds of the City.



CFD 2005-1B was formed pursuant to the City of Vallejo-Mare Island Services Financing Code (Ord. 1471 N.C. (2d) Sec. 2 (part), 2002), including by reference therein

the provisions of the Act (the "Code"). The formation of CFD 2005-1B enables the City to levy a special tax therein to fund certain maintenance services (i.e. public or private facilities such as landscape, sewer and vehicle parking, among others) that are not otherwise permitted to be funded under the Act. CFD 2005-1A and CFD 2005-1B have identical boundaries, as set forth in the boundary maps approved by the City Council on March 22, 2005.

As development on Mare Island progresses, the Developer has proposed forming additional financing districts on Mare Island, or annexing territory to existing financing districts. Such additional financing districts or annexations would be for the same purposes as CFD 2005-1A and CFD 2005-1B. The Developer has advised the City that Mare Island Subdivision Coral Sea Village South Unit 3 needs to be included in one or more community facilities districts in order to permit further development, and the Developer proposes to annex said subdivision into CFD 2005-1A and CFD 2005-1B.

This staff report relates to the annexation of Coral Sea Village South Unit 3 to CFD 2005-1B. The annexation of Coral Sea Village South Unit 3 to CFD 2005-1A is being addressed in this agenda, but is described in a separate staff report.

On October 23, 2007, the Council adopted a resolution of intention to annex territory to Mare Island Community Facilities District No. 2005-1B ("CFD 2005-1B"), and set a public hearing for November 27, 2007, which was continued by the City Council to December 18, 2007. Due to the delay in approval of the Final Map for Coral Sea Village South Unit 3, the public hearing was continued on the evening of November 27, 2007 to this Council meeting.

The proposed Council actions in this agenda item are (1) conduct a continued public hearing to take public testimony and any protests on the proposed annexation of Coral Sea Village South Unit 3 to CFD 2005-1B; (2) adopt the "Resolution Determining to Annex Certain Territory to Community Facilities District No. 2005-1B (Mare Island) of the City of Vallejo and Calling a Special Election to Submit to the Landowners in the Territory Proposed for Annexation to Said Community Facilities District the Question of Such Annexation"; (3) conduct a special election on such annexation; and (4) adopt the "Resolution Determining the Results of the Special Election to Annex Certain Territory to Community Facilities District No. 2005-1B (Mare Island) of the City of Vallejo". If the Council adopts the resolution described in (2), above, and then determines that the owners of at least 2/3 of the taxable acreage in the annexation territory approve of the



annexation, the City will impose a special tax on the annexed territory according to the formula in effect for CFD 2005-1B.

Fiscal Impact

The City will collect levies from the private parcels of land within the boundaries of the territories proposed to be annexed in CFD 2005-1A and CFD 2005-1B in an amount sufficient to pay all costs of maintenance services and facilities costs, including annual debt service payments on future bond issues in CFD 2005-1A. This action is in accordance with the City's policy that the redevelopment of Mare Island be cost neutral to the General Fund.

No bonds are authorized to be issued for CFD 2005-1B. See the staff report for the annexation to CFD 2005-1A for a discussion of bonds issued for CFD 2005-1A.

RECOMMENDATION

Staff recommends that Council take the following actions: (1) conduct a continued public hearing to take public testimony and any protests on the proposed annexation of Coral Sea Village South Unit 3 to CFD 2005-1B; (2) adopt the "Resolution Determining to Annex Certain Territory to Community Facilities District No. 2005-1B (Mare Island) of the City of Vallejo and Calling a Special Election to Submit to the Landowners in the Territory Proposed for Annexation to Said Community Facilities District the Question of Such Annexation"; (3) conduct a special election on such annexation; and (4) adopt the "Resolution Determining the Results of the Special Election to Annex Certain Territory to Community Facilities District No. 2005-1B (Mare Island) of the City of Vallejo".

ENVIRONMENTAL REVIEW

The annexation of territory to a community facilities district is not a project under the California Environmental Quality Act ("CEQA") pursuant to section 15378 (b)(4) of Title 14 of the California Code of Regulations and not subject to CEQA. As this action is creating a government funding mechanism and does not involve any commitment to a specific project, it is not considered a project under the CEQA Guidelines. When a specific public improvement project is undertaken with the taxes collected, an environmental review for that project under CEQA will be undertaken.



PROPOSED ACTION

Approve 2 Resolutions relating to Mare Island: (1) A Resolution Determining the City Of Vallejo and Calling a Special Election to Submit to the Landowners in the Territory Proposed for Annexation to Said Community Facilities District the Question of Such Annexation; and (2) a Resolution Determining the Results of the Special Election to Annex Certain Territory to Community Facilities District No. 2005-1b (Mare Island) of the City of Vallejo.

DOCUMENTS AVAILABLE FOR REVIEW

- a. A Resolution Determining to Annex Certain Territory to Community Facilities District No. 2005-1b (Mare Island) of the City of Vallejo and Calling a Special Election to Submit to the Landowners in the Territory Proposed for Annexation to said Community Facilities District the Question of Such Annexation.
- b. A Resolution Determining the Results of the Special Election to Annex Certain Territory to Community Facilities District No. 2005-1b (Mare Island) of the City of Vallejo.

CONTACT PERSON

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December 18, 2007
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RESOLUTION NO. 07-_____ N.C.

WHEREAS, the City Council (the "City Council") of the City of Vallejo (the "City"), by Resolution No. 07-277 N.C. (the "Resolution") adopted by the City Council on October 2, 2007, has determined that the public convenience and necessity require the annexation of the territory described in the map entitled "Annexation Map No. 2 of Community Facilities District No. 2005-1B (Mare Island), City of Vallejo, County of Solano, State of California" (the "Annexation Map") be annexed to Community Facilities District No. 2005-1B (Mare Island) of the City of Vallejo (the "Community Facilities District"), which Annexation Map was recorded on November 8, 2007, in Book 24 of Maps of Assessment and Community Facilities Districts of the County of Solano at page 21, and has further determined that such annexation is advantageous to the Community Facilities District and the owners of the property in the Community Facilities District; and

WHEREAS, the Resolution fixed Tuesday, the 27th day of November, 2007, at the hour of 7:00 o'clock P.M., or as soon thereafter as the City Council may consider the matter, at the regular meeting place of the City Council, at 555 Santa Clara Street, Vallejo, California 94590, as the time and place for a public hearing to be held by the City Council to consider the proposed annexation of such territory to the Community Facilities District and all other matters set forth in the Resolution, and notice of such public hearing was duly given as provided in the Resolution; and

WHEREAS, on November 27, 2007, the City Council adopted its Resolution No. 07-297 continuing the public hearing to December 18, 2007, at the same time and place; and

WHEREAS, the continued public hearing was duly convened by the City Council at the time and place appointed therefor, and at such continued public hearing the City Council considered the proposed annexation of such territory to the Community Facilities District and any other matters set forth in the Resolution, and at such continued public hearing all persons interested, including all taxpayers, property owners and registered voters within the Community Facilities District and within such territory proposed to be annexed to the Community Facilities District, were given an opportunity to appear and be heard, and the testimony of all interested persons or taxpayers for or against such proposed annexation or any other matters set forth in the Resolution was heard and considered; and

WHEREAS, the City Council is fully advised in this matter;

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

Section 1. The above recitals are true and correct, and the City Council so finds and determines.

Section 2. The City Council finds and determines that written protests to such proposed annexation are insufficient in number and in amount under the City of

Vallejo-Mare Island Services Financing Code (Ord. 1471 N.C. (2d) Sec. 2 (part), 2002), including by reference therein the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (California Government Code Sections 53311 *et seq.*) (the "Code") and that such proposed annexation has not been precluded by a majority protest as provided in the Resolution; and accordingly the City Council hereby orders that all protests to such proposed annexation are hereby overruled.

Section 3. The City Council hereby determines to call a special election to be held in the territory proposed to be annexed to the Community Facilities District on Tuesday, December 18, 2007, in accordance with and subject to the Code and applicable law and the terms hereof, at which special election there shall be submitted to the landowners in the territory proposed to be annexed to the Community Facilities District (which landowners are the electors qualified to vote at such special election) the question of annexing such territory to the Community Facilities District, and the ballot proposition for use at such special election shall be as follows:

Shall the parcels of land as described in Resolution No. 07-277 N.C., adopted by the City Council of the City of Vallejo on October 23, 2007, be annexed to Community Facilities District No. 2005-1B (Mare Island), City of Vallejo, County of Solano, State of California ("CFD 2005-1B"), and be subject to the special tax to the same extent as all parcels of land already within Tax Zone #3 of CFD 2005-1B?

In connection with such election, the City Council finds and determines that all landowners in such territory have waived any and all time periods relative to such election pursuant to California Government Code Section 53326(a), and they have waived the preparation and distribution of an impartial analysis of the ballot proposition, as well as arguments in favor and against such proposition, pursuant to California Government Code Section 53327(b), and they have waived the requirement to publish notice of the election pursuant to California Government Code Section 53352, and they have waived the requirements regarding the time to mail ballots pursuant to California Elections Code Section 4101, and they have agreed to accept either mailed service or personal service of the ballots, and they have waived the requirements regarding identification envelopes for the return of mailed ballots pursuant to California Government Code Section 53327.5, and they have requested that the election be expedited.

Section 4. The City Clerk of the City Council (the "City Clerk") is hereby designated as the official to conduct such special election in accordance with and subject to the Code and applicable law and the following provisions of this resolution:

(a) Such special election shall be held and conducted, and the votes thereat canvassed and the returns thereof made, and the results thereof ascertained and determined, as provided herein; and in all particulars not prescribed by this resolution such special election shall be held and conducted and the votes received and canvassed in the manner provided by law for the holding of general elections in the City that are consistent with the Code.

(b) All landowners within the territory proposed to be annexed to the Community Facilities District upon the date of such special election herein called shall be qualified to vote upon the proposition to annex such territory to the Community Facilities District to be submitted at such special election.

(c) Such special election shall be conducted as a mailed ballot election, in accordance with the provisions of the Code and the prior proceedings of the City taken thereunder, and there shall be no polling place for such special election. All official ballots shall be caused to be mailed or personally delivered by the City Clerk to such landowners, and all voted ballots are required to be received at the office of the City Clerk not later than 7:00 o'clock P.M. on the day of the special election in order to be counted.

(d) Each voter to vote for the proposition to be submitted at such special election shall mark a cross (x) in the blank space opposite the word "YES" on the ballot to the right of such proposition, and to vote against such proposition shall mark a cross (x) in the blank space opposite the word "NO" on the ballot to the right of such proposition, which cross (x) may be marked with either pen or pencil.

(e) The City Clerk shall commence the canvass of the returns of such special election at her office at the conclusion of such special election, and at the conclusion of such canvass shall determine the results of such special election; provided, that if all the qualified electors shall have voted on the proposition hereby submitted at any time prior to 7:00 o'clock P.M. on the date of such special election, the City Clerk shall close such special election at such time or as soon thereafter and thereupon shall proceed to canvass the returns of such special election and to determine the results thereof.

(f) The City Council shall meet at its regular meeting on Tuesday, December 18, 2007, at the hour of 7:00 o'clock P.M. or as soon thereafter and shall declare the results of such special election as determined by the City Clerk, and shall cause to be spread upon its minutes a statement of the results of such special election as ascertained by such canvass.

Section 5. If two-thirds (2/3) or more of the votes cast upon the proposition to annex the territory proposed to be annexed to the Community Facilities District are cast in favor thereof, as determined by the City Council after reviewing the returns of such special annexation election, such territory shall become annexed to the Community Facilities District, shall be subject to the special tax under "Tax Zone #3" as defined in the Rate and Method of Apportionment of Special Tax attached to Resolution No. 05-135 N.C. adopted by the City Council on April 26, 2005 to the same extent as all parcels of land already within the Community Facilities District.

Section 6. The City Council hereby reapproves and readopts the Resolution, and reconfirms all of its findings and determinations contained therein, and if such proposed annexation is approved at the election called by this resolution, the territory proposed to be annexed to the Community Facilities District shall be annexed to and shall become a part of the Community Facilities District; and upon recordation of

a notice of special tax lien pursuant to Section 3117.5 of the Streets and Highways Code of the State of California, a continuing lien to secure each levy of such special tax shall attach to all nonexempt real property in the Territory annexed to the Community Facilities District (as constituted after such election), which lien shall continue in force and effect until collection of such special tax by the City Council ceases.

Section 7. The Director of Finance of the City, at 555 Santa Clara Street, Vallejo, California 94590, telephone (707) 648-4592, will be responsible for preparing annually a current roll of special tax levy obligations by Solano County Assessor's parcel numbers, and will be responsible for estimating future special tax levies pursuant to Section 53340.2 of the Government Code of the State of California.

Section 8 This resolution shall take effect upon the recordation in the office of the County Recorder of the County of Solano of the Final Map of Coral Sea Village South Unit 3, Reuse Area 8B South, being a portion of the former Mare Island Naval Base in the City of Vallejo, California, and also being a portion of the Eastern Early Transfer Parcel as shown on that certain record of the survey filed March 27, 2002 in Book 25 of Surveys at page 25 of official records of County of Solano, State of California, also being a portion of land lying within that parcel as described in Instrument No. 2002-0037966 of said County of Solano.

December 18, 2007

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RESOLUTION NO. 07-_____ N.C.

WHEREAS, the City Clerk of the City of Vallejo (the "City") has duly canvassed the votes cast at the special election held to annex certain territory to Community Facilities District No. 2005-1B (Mare Island) of the City of Vallejo (the "Community Facilities District"), on Tuesday, December 18, 2007, upon the proposition hereinafter set forth, and has certified to the City Council the results of the votes cast at such special election upon such proposition, which certification is now on file in the office of the City Clerk of the City; and

WHEREAS, the City Council is fully advised in this matter;

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

Section 1. The above recitals are true and correct, and the City Council so finds and determines.

Section 2. The canvass of the votes cast at the special election held on Tuesday, December 18, 2007, to annex territory to the Community Facilities District as shown by said certification, is hereby approved and confirmed.

Section 3. At such special election, the following proposition was submitted to the landowners in the area proposed for annexation to the Community Facilities District, and the number of votes cast for and against such proposition, as set forth in said canvass, is determined to be as follows:

BALLOT MEASURE

Shall the parcels of land as described in Resolution No. 07-277 N.C., adopted by the City Council of the City of Vallejo on October 23, 2007, be annexed to Community Facilities District No. 2005-1B (Mare Island), City of Vallejo, County of Solano, State of California ("CFD 2005-1B"), and be subject to the special tax to the same extent as all parcels of land already within Tax Zone #3 of CFD 2005-1B?	Number of votes <u>YES</u> _____
	Number of votes <u>NO</u> _____

Section 4. The total number of votes cast at such special election for and against such proposition was and is set forth in said canvass, and more than two-thirds (2/3) of all the votes cast at such special annexation election were cast in favor of such annexation proposition, and such annexation proposition carried.

Section 5. The City Clerk is hereby directed to enter this resolution in the minutes of the City Council, which shall constitute the official declaration of the results of such special election, and is hereby further authorized and directed to record

a notice of special tax lien in accordance with the provisions of Section 3117.5 of the Streets and Highways Code of the State of California.

December 18, 2007

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COUNCIL COMMUNICATION

Date: December 18, 2007

TO: Mayor and Members of the City Council

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

SUBJECT: Consideration of a Mitigated Negative Declaration, a Zoning Map Amendment to rezone six parcels on the west side of the 1700 block of El Dorado Street from Intensive Use Limited to Planned Development Residential, and a Master Plan/Unit Plan for a 24-unit residential condominium project on the site

BACKGROUND & DISCUSSION

Project Description. The proposed project would develop 24 townhome condominium units on individual lots on a 39,200-square-foot site. The units would be contained in four three-story buildings, each with six units. Twelve of the units would front on El Dorado Street; the other twelve units would front on a paseo between this property and the adjacent properties to the west. All units would access their garages from a driveway running through the project from Illinois to Arkansas Street. A private tot lot and a pocket park area would separate the adjacent buildings. The project would provide a combination of three and four bedroom units, with a total of ten three bedroom units and fourteen four bedroom units.

The tentative map to subdivide the six existing parcels into 24 residential parcels and a remainder parcel containing the access driveway, the tot lot, and the pocket park was approved by the Planning Commission with a vote of 6 to 1 on November 19, 2007 contingent upon the approval by City Council of the Zoning Map Amendment and Master Plan/Unit Plan. The Planning Commission also approved a minor exception to the width of the two-car garages to allow the interior width to be eight inches less than the standard and a minor exception to eliminate the requirement for five guest parking spaces by the same vote.

Analysis. The property is in a transitional area between the commercial and industrial uses to the east and the residential uses to the south and west. The General Plan designation for the property is High Density Residential. The current zoning for the property, Intensive Use Limited, is inconsistent with this designation and the proposed rezoning of the property would bring the zoning into conformance with the General Plan designation.

The proposed project would be compatible with and provide a buffer between the low and medium density residential uses to the south and west and the commercial, industrial, and church uses to the north and east. The traditional design of the buildings and lower elements on the corners complement the existing residential development in the area while providing the higher density desirable in an infill project. The provision of a single driveway access to all the homes allows more on-street parking and fewer traffic conflicts than the more common individual driveways.

The Planning Division held a neighborhood meeting on the project on August 22, 2007. Issues discussed included whether the units would be rental or for-sale, traffic, previous flooding problems in the neighborhood, and the type of buyers anticipated for the project. In general, the neighborhood appreciated the project design but some concern was expressed regarding the density and the number of children that might live in the development.

Planning Commission Public Hearing. The project was heard by the Planning Commission on November 19, 2007. No members of the public spoke on the project other than the applicants. Issues that were discussed by the Planning Commission included the density of the project, the anticipated number of occupants and number of cars, the building height, potential impacts to the privacy of the adjacent property, and the security of the project. The Planning Commission voted unanimously to recommend approval of the Zoning Map Amendment to City Council; however, one Commissioner felt she could not support the density of the project, the limited parking, and the potential security issues and the vote for the recommendation of the Master Plan/Unit Plan and the approval of the Tentative Map and Minor Exception was 6 to 1.

RECOMMENDATION

Staff supports the proposed rezoning because it would bring the zoning into consistency with the underlying High Density Residential land use designation in the General Plan. The proposed Planned Development Residential district also facilitates a logical transition of uses in an area that contains a variety of land use types.

Staff supports the proposed project because it is a well-designed high density residential infill project that is consistent with the General Plan and the requirements of the Planned Development Residential district. The design of the project addresses the land use transition issues described in this report and is compatible with surrounding uses.

ALTERNATIVES CONSIDERED

The project was proposed as presented by the applicant and no specific alternatives were considered; however, the current zoning would allow the development of industrial and automotive use types that are not considered compatible with the residential development in the vicinity.

ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration, including a Mitigation Monitoring and Reporting Program, were prepared for the project. Potentially significant impacts were determined in the areas of air quality, cultural resources, geology and soils, and hydrology/water quality. In all cases, mitigation measures were included that would reduce the potentially significant impacts to a less-than-significant level.

Air Quality. Construction-related air quality impacts are normal for a project of any significant size. Standard mitigation measures provided by the Bay Area Air Quality Management District (BAAQMD) can reduce these impacts to a less-than-significant level. These mitigation measures are generally aimed at reducing particulate matter that is normally released into the air during construction. These measures include wetting down soil and sweeping and removing dirt from paved roadways at regular intervals.

Cultural Resources. Whenever a project includes grading or digging, there is a chance that unsuspected historical, archaeological, or paleontological resource or human remains may be discovered. In the event that such resources or human remains are discovered during any phase of the project, land alteration work in the vicinity shall be halted and a qualified professional consulted to evaluate the resource and determine an appropriate management plan. If human remains are discovered, the County Coroner shall be notified. If the Coroner determines that the remains are of Native American descent, the Coroner shall contact the Native American Heritage Commission within 24 hours of the determination.

Geology and Soils. The Bay Area is a seismically active area. Construction within seismically active areas has the potential of exposing people and structures to seismic-related hazards. Construction techniques appropriate to the specific seismic zone and project-specific engineering techniques would be required to reduce potential impacts to a less-than-significant level.

Hydrology/Water Quality. The project is located within the 100-year flood hazard area. The project has been designed to lift the property out of the flood zone. The applicant has applied to the Federal Emergency Management Administration (FEMA) for a Conditional Letter of Map Revision. Once the construction has been completed as approved and prior to occupancy, the applicant shall provide a Letter of Map Revision from FEMA. The Letter of Map Revision indicates that the property has been removed from the 100-year flood hazard zone and, therefore, reduces potential impacts related to flooding to a less-than-significant level.

PROPOSED ACTION

Adopt a resolution approving a mitigated negative declaration and mitigation monitoring program and holding on first reading an ordinance approving Zoning Map Amendment 07-0001 and Master Plan/Unit Plan PD 07-0001.

DOCUMENTS ATTACHED

- Attachment A - Resolution
- Attachment B - Ordinance
- Attachment C - Minutes from November 19, 2007 Planning Commission meeting
- Attachment D - Planning Commission staff report from November 19, 2007, including:
 - Attachment 1 - Zoning Map Amendment Resolution
 - Attachment 2 - Tentative Map, Minor Exception, and Master Plan/Unit Plan Resolution
 - Attachment 3 - Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Program
 - Attachment 4 - Project plans
 - Attachment 5 - Master Plan
 - Attachment 6 - Photographs of existing site
 - Attachment 7 - Letter from CLW Partnership dated October 26, 2007
 - Attachment 8 - Conflict of Interest Map
 - Attachment 9 - Driving directions

CONTACT: Don Hazen, Planning Manager
707-648-4328; dhazen@ci.vallejo.ca.us

Katherine Donovan, Associate Planner
707-648-4327; kdonovan@ci.vallejo.ca.us

RESOLUTION NO. ___ N.C.

A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE ADOPTING THE MITIGATED NEGATIVE DECLARATION, AMENDING THE ZONING MAP TO REZONE THE WEST SIDE OF THE 1700 BLOCK OF EL DORADO STREET FROM INTENSIVE USE LIMITED TO PLANNED DEVELOPMENT RESIDENTIAL, AND ADOPTING THE MASTER PLAN/UNIT PLAN FOR THE SITE

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

WHEREAS, an application was filed by Glenn Gorden seeking approval of Zoning Map Amendment 07-0001 to allow a change in the zoning of the properties identified by Assessor's Parcel Numbers 0056-024-020, 0056-024-030, 0056-024-040, 0056-024-050, 0056-024-060, and 0056-024-070 from Intensive Use Limited to Planned Development Residential; Planned Development 07-0001 for a Master Plan/Unit Plan to develop 24 townhome units on individual parcels on the property; Tentative Map 07-0002 to subdivide the six existing parcels into 24 parcels and one remainder; and Minor Exception 07-0001 to allow an interior garage dimension for the two-car garages to be eight inches less than the standard requirement and to eliminate the five required guest parking spaces; and

WHEREAS, the City of Vallejo Planning Commission conducted a duly noticed public hearing to consider the application for Zoning Map Amendment 07-0001, Planned Development 07-0001, Tentative Map 07-0002, and Minor Exception 07-0001 on November 19, 2007, at which testimony and evidence, both written and oral, were presented to and considered by the Planning Commission; and

WHEREAS, on November 19, 2007, on completion of the public hearing, the Planning Commission voted 7-0 to recommend that the City Council approve Zoning Map Amendment 07-0001; and

WHEREAS, on November 19, 2007, on completion of the public hearing, the Planning Commission voted 6-1 to recommend that the City Council approve Planned Development 07-0001; and

WHEREAS, on November 19, 2007, on completion of the public hearing, the Planning Commission voted 6-1 to adopt the Mitigated Negative Declaration, including the Mitigation Monitoring Program, and approve Tentative Map 07-0002 and Minor Exception 07-0001 contingent upon the City Council approving Zoning Map Amendment 07-0001 and Planned Development 07-0001; and

A

WHEREAS, based on the whole record, including the staff report and evidence received at the public hearing, the Planning Commission made the following factual findings, and reports such findings to the Council of the City of Vallejo:

1. An Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration were prepared by the City and made available to the public for review on October 15, 2007. The Notice of Intent to Adopt the Mitigated Negative Declaration was duly sent and posted.

2. The Initial Study identifies potentially significant effects for which the project's proponent agrees to make project revisions and follow mitigation procedures that clearly mitigate the effects, and the revised project, with mitigation, will not have a significant environmental effect.

3. The applicant submitted an application for an Amendment to the City of Vallejo's Zoning Ordinance, in that the applicant seeks a change to the zoning map to allow for the development of 6 parcels into a 24-unit townhome condominium project.

4. The amendment to the City of Vallejo's Zoning Ordinance is subject to the procedures contained in Chapter 16.86 of the City of Vallejo Municipal Code, and such amendment may be initiated by a verified petition of one or more property owners pursuant to Vallejo Municipal Code section 16.86.030.

5. The amendment is consistent with the General Plan, zoning regulations, and subdivision regulations in that:

a) The General Plan Land Use Element designates the property as High Density Residential. The proposed rezoning of the six parcels to Planned Development Residential is clearly compatible with the General Plan Land Use Designation.

b) The proposed 24-unit townhome condominium project is consistent with the General Plan Land Use designation of High Density Residential and with the proposed zoning map designation of Planned Development Residential.

c) The tentative map for the project provides 24 residential parcels ranging in size from 1,000 square feet to 1,355 square feet, with one remainder parcel containing the access driveway, tot lot, pocket park, and rear paseo.

And,

WHEREAS, the City Council has reviewed a report provided to the Vallejo Planning Commission on Zoning Map Amendment 07-0001, Planned Development 07-0001, and the associated Mitigated Negative Declaration and Mitigation Monitoring Program; and

WHEREAS, on December 18, 2007, the City Council held a public hearing in the City Council Chambers of City Hall, 555 Santa Clara Street, on Zoning Map Amendment 07-0001 and Planning Development 07-0001; and

WHEREAS, the City Council finds that the notice of the hearing was given for the time and in the manner prescribed by law; 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;

THEREFORE LET IT BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALLEJO, based on the findings and report of the Planning Commission, the staff report attached hereto and incorporated herein by this reference, and given the evidence presented at the public hearings, and subject to the conditions of approval required for this project, the City Council hereby holds on first reading finds that:

SECTION 1. ENVIRONMENTAL.

Section 1.1. The City Council finds that an Initial Study and Mitigated Negative Declaration, including a Mitigation Monitoring Program, were prepared by the City and made available to the public for review on October 15, 2007 and the Notice of Intent to Adopt the Mitigated Negative Declaration was duly circulated and posted; and

Section 1.2. The City Council finds that the Initial Study identifies potentially significant effects for which the project's proponent agrees to make project revisions and follow mitigation procedures that clearly mitigate the effects, and the revised project, with mitigation, will not have a significant environmental effect.

Section 1.3. The City Council has considered the Mitigated Negative Declaration, together with any comments received, and concludes, based on the whole record before it, including the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that the mitigated negative declaration reflects the City of Vallejo's independent judgment and analysis.

Section 1.4. The Planning Manager shall be custodian of records, and the Planning Division, located at 555 Santa Clara Ave. Vallejo, CA, 94589, shall be the location where the records or documents which constitute the record of proceedings supporting this ordinance shall be kept.

SECTION 2. REZONING

Section 2.1. The City Council finds that this rezoning was initiated via a Resolution of Intention of the Planning Commission, and has received the Planning Commission's report, which found that the project is consistent with the General Plan.

Section 2.2. Based on the findings and report of the Planning Commission, as well as the evidence presented at this hearing, the City Council finds that the petition for rezoning, Zoning Map Amendment 07-0001, and Planned Development 07-0001 are consistent with the Goals, Objectives, Policies, and intent of the Vallejo General Plan.

Section 2.3. The General Plan Land Use Element designates the property as High Density Residential. The proposed rezoning of the property to Planned Development Residential is clearly compatible with the General Plan Land Use Designation.

Section 2.4. The proposed 24-unit town home condominium project is consistent with the General Plan Land Use designation of High Density Residential and with the proposed zoning map designation of Planned Development Residential.

Section 2.5. This rezoning ensures consistency of the Zoning Ordinance with the General Plan as required by Vallejo Municipal Code section 16.86.020 and as provided by sections 16.02.030 and 16.02.090 respectively.

SECTION 3. MASTER PLAN/ UNIT PLAN APPROVAL.

Section 3.1. The City Council finds that the Master Plan/Unit Plan is consistent with the goals and policies of the Vallejo General Plan.

Section 3.2. The Master Plan/Unit Plan furthers the stated purpose of the Planned Development District.

Section 3.3. The Master Plan/Unit Plan is in conformity with public convenience, the general welfare, and good land use practice.

Section 3.4. The Master Plan/Unit Plan will not be detrimental to health, safety, and general welfare.

Section 3.5. The Master Plan/Unit Plan will not adversely affect the orderly development or the preservation of property values.

Section 3.6. The Unit Plans within the Master Plan are consistent with the intent, purpose, and development standards of the Master Plan. The Master Plan/Unit Plan furthers the stated purpose of the Planned Development District by providing workforce housing at an affordable price.

Section 3.7. The Master Plan/Unit Plan provides four structures with six units each that are well-related to each other and, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color, and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area.

Section 3.8. The Master Plan/Unit Plan is of a quality and character that harmonizes with, and serves to protect the values of, private and public investments in the area.

Section 3.9. The Master Plan/Unit Plan is of a quality and character which harmonizes with and serves to protect the value of private and public investments in the area.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Program; and

LET IT FURTHER BE RESOLVED that the City Council holds on first reading an ordinance approving Zoning Map Amendment 07-0001 to rezone the west side of 1700 block of El Dorado Street, also identified as Assessor's Parcels 0056-024-020, 0056-024-030, 0056-024-040, 0056-024-050, 0056-024-060, and 0056-024-070, from Intensive Use Limited to Planned Development Residential; and

LET IT FURTHER BE RESOLVED that the City Council holds on first reading an ordinance approving Planned Development 07-0001 for a Master Plan/Unit Plan to develop 24 townhome units on individual parcels on the west side of 1700 block of El Dorado Street, on the property identified as Assessor's Parcels 0056-024-020, 0056-024-030, 0056-024-040, 0056-024-050, 0056-024-060, and 0056-024-070.

ORDINANCE NO. ____ N.C. (2d)

AN ORDINANCE OF THE CITY OF VALLEJO REZONING THE WEST SIDE OF THE 1700 BLOCK OF EL DORADO STREET TO PLANNED DEVELOPMENT DISTRICT (RESIDENTIAL) AND APPROVING A MASTER PLAN/UNIT PLAN FOR THE SITE.

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

SECTION 1. Findings and Determination.

The City Council hereby finds and determines that:

- a. City Council of the City of Vallejo has made findings and determinations related to the environmental determination, has adopted the Mitigated Negative Declaration in the accompanying resolution, and has therein made findings concerning the approval of the rezoning application, and the Master Plan/Unit Plan application concerning a proposed project located on the west side of the 1700 Block of El Dorado Street; and
- b. Those findings and determinations are contained in the accompanying resolution and are hereby incorporated by reference into this ordinance; and
- c. Vallejo Municipal Code Chapter 16.86 and Charter section 313 require that the amendment to the zoning ordinance be done by ordinance; and
- d. Vallejo Municipal Code section 16.116.090 requires that Master Plan/Unit Plans be adopted by ordinance.

SECTION 2. Approval of Zoning Map Amendment to Planned Development Residential.

Based on the findings herein and in the resolution recited above and in the accompanying resolution, the City Council hereby approves the rezoning of the west side of the 1700 block of El Dorado Street, identified as Assessor's Parcel Numbers 0056-024-020, 0056-024-030, 0056-024-040, 0056-024-050, 0056-024-060, and 0056-024-070, from Intensive Use Limited to Planned Development Residential.

SECTION 3. Approval of Master Plan/Unit Plan.

Based on the findings herein above, and in the accompanying resolution, the City Council hereby adopts the Master Plan/Unit Plan (Planned Development 07-0001)

subject to the mitigation measures identified in the Initial Study and conditions of approval as set forth in Exhibit 2 attached hereto and incorporated by this reference.

SECTION 4. Effective Date.

The effective date of this ordinance shall be thirty (30) days after the final passage.

FIRST READ at a regular meeting of the Council of the City of Vallejo held the 18th day of December, 2007 and finally passed and adopted at a regular meeting of the Council held the ___ day of _____ by the following vote:

12/18/07
K:\PUBLIC\AI\PLPD 07-0001 El Dorado Village\CC Ordinance.doc

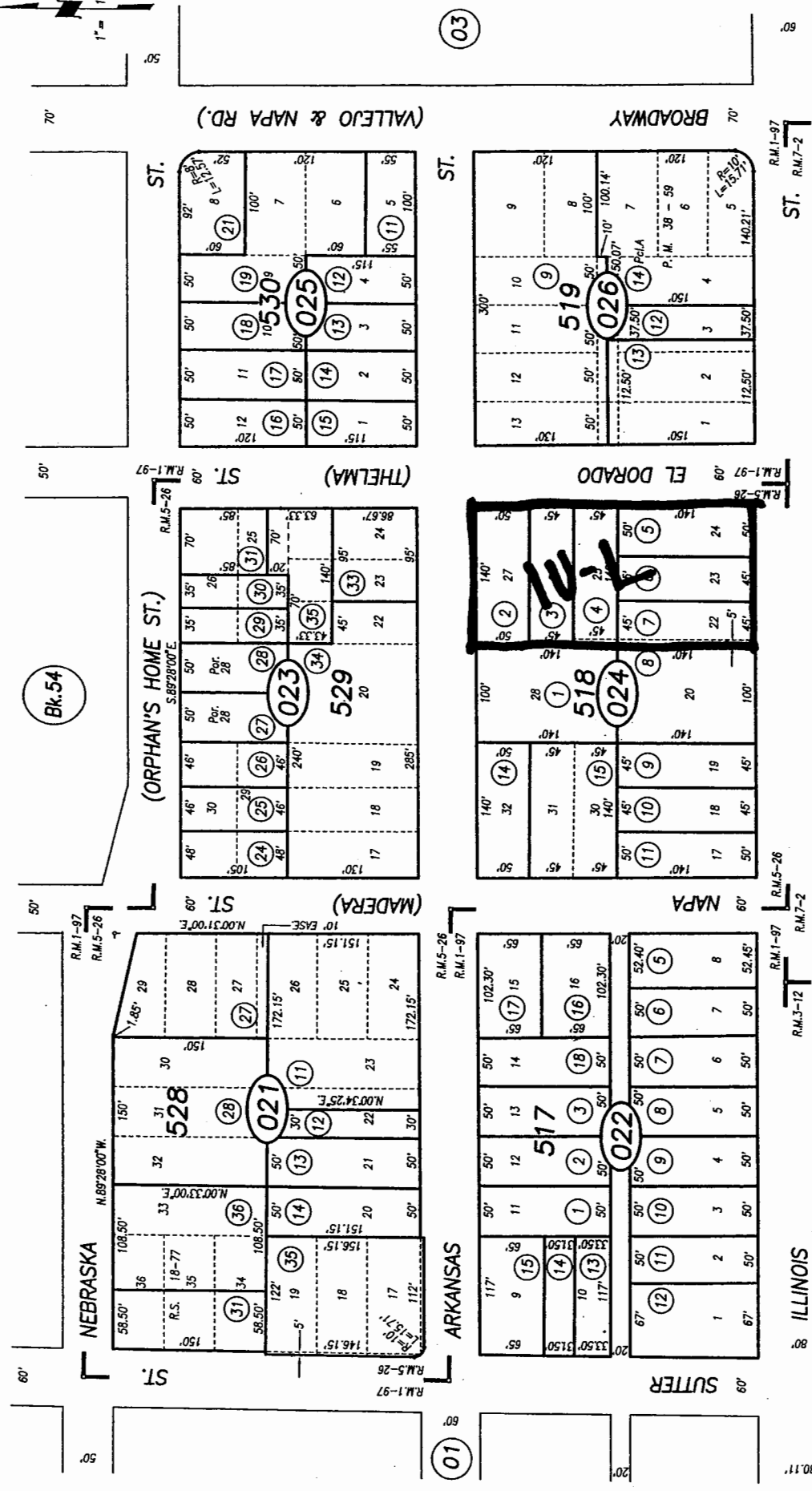
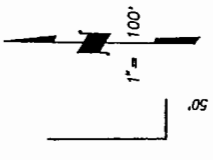


EXHIBIT 1

CITY OF VALLEJO
 Assessor's Map Bk. 56 Pg. 02
 County of Solano, Calif.

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.
 NOTE: Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

REVISION	DATE	BY
023-35 Cr	7-5-00	FG
022-18&17 Dm	6-13-95	SH
Pm38-59	4-21-94	SS
Re18-77	12-7-97	SS

R.M. Bk. 1 Pg. 97
 R.M. Bk. 5 Pg. 26

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CONDITIONS OF APPROVAL (revised)
PD 07-0001, TM 07-0002, and ME 07-0001
(APNs 0056-024-020, -030, -040, -050, -060, and -070)

A. Planning Division

1. Submit a numbered list to the Planning Division stating how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project.
2. All exterior lighting shall be directed and shielded so as not to glare onto adjoining residential properties.

PROJECT REQUIREMENTS:

A. Planning Division

1. Approval of the Tentative Map and Minor Exception are conditional upon the approval of the Zoning Map Amendment and Master Plan/Unit Plan.
2. Conceptual landscape plans were included in the project plans. Prior to building permit submittal, submit 3 sets of landscaping plans prepared by a registered landscape architect to the Planning Division for review and approval. The requirement for a registered landscape architect may be waived at the discretion of the Planning Manager. Landscape plans shall comply with Chapter 16.70 (VMC), and are to include the following:
 - a. a minimum of 14 City-approved street trees to be planted at least 6 feet from any sewer line;
 - b. specification of low growth type species adjacent to doors, windows, and walkways;
 - c. low-water using and drought-resistant plant materials;
 - d. screening of required backflow preventer;
 - e. all trees to be minimum of 15 gallon, double staked; at least 50 percent of the proposed shrubs shall be a minimum of 5 gallon;
 - f. irrigation plan indicating all components of the irrigation system including sprinklers and other outlets, valves, backflow prevention devices, controllers, piping, and water usage; and
 - g. 6 inch high curbing around planters.

Prior to occupancy/final building inspection, install landscaping and irrigation per approved plans. The landscape architect shall verify in writing that the landscaping and irrigation have been installed in accordance with the approved landscaped plans with respect to size, health, number and species of plants, and the overall design concept.

B. Building Division

1. Project must comply with current building standards in effect at time of submittal for building permits. 2007 California Building Code is in effect as of January 1, 2007.

C. Department of Public Works

1. The entire property is within 100-yr flood zone and floodway. Therefore, prior to obtaining grading permit applicant shall apply to Federal Emergency Management Administration (FEMA) for Conditional Letter of Map Revision (COMR).
2. Grind and overlay curb to curb up to minimum five feet beyond last trench on Illinois and Arkansas Streets fronting the property per City standard.
3. Remove all existing driveway approaches fronting the property that will not be used with City standard curb, gutter and sidewalk.
4. Entrance to private driveway from public streets shall be standard driveway approach.
5. In order to have proper striping, 20 feet of private access at both ends shall have concrete/asphalt pavement without texture.
6. Fronting property on Arkansas and Illinois Streets shall be designated "No Parking" zone.
7. Landscape and utility plan shall be designed in such away that traffic line of sight shall not be blocked at the exit driveways.
8. All water meters shall be installed behind the sidewalk.
9. Install standard stop sign and stop marking at both exits of private alley (access road).
10. Install "No Parking" sign within private alley every 75 feet on both sides.
11. Install required standard street lights fronting the property per City standard.
12. Install standard handicap ramp at the two corners of property at Illinois and El Dorado Streets and Arkansas and El Dorado Streets.
13. Establish a Homeowners Association for operation and maintenance of private landscape, irrigation system, drainage system, fences, alley, paseo, lights, signs,

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striping, and other private facilities subject to the approval of the Planning Division, Public Works Director, Vallejo Sanitation and Flood Control District (VSFCD), and the City Attorney. The Covenants, Conditions, and Restrictions of all deeds issued within the subdivision shall contain provisions requiring participation in said Homeowners Association.

14. Prior to issuance of building permit, submit for review and secure approval of the Covenants, Conditions, and Restrictions by the City Attorney, Planning Manager, VSFCD, and Public Works Director.
15. Homeowners Association must accept common areas before City acceptance of subdivision.
16. Submit address map for assignment of street address for this project.
17. Prior to building permit submittal, submit a final map prepared by a qualified registered civil engineer or land surveyor for review and approval. The submitted map shall include all documents necessary for map review (title report, closure calculations, monument security, fees, etc.).
18. Prior to approval of the final map, the applicant shall pay the city charges required by Solano County for providing copies of the recorded map to the city.
19. Prior to occupancy/final inspection, install required street trees fronting the property. Street tree shall be selected from City's approved street tree list. (VMC, Section 15.06.190 and Regulations and Standard Specifications Section 3.3.48).
20. Pay map checking fee. (Resolution No. 02-55 N.C.)

Additional standard comments that may apply are:

PW1 through PW19

D. Fire Prevention

1. Submit a numbered list to the Fire Prevention Division stating how each condition of project approval will be satisfied.
2. The project shall conform to all applicable requirements of Title 19 – Public Safety, 1998 CFC, and all VMC Amendments.
3. Automatic fire sprinkler/extinguisher systems are required for all residential, commercial, and industrial occupancies.
4. Prior to occupancy/final building inspection, install 3A-40BC portable fire extinguishers as required by the Fire Prevention Division.

5. Prior to occupancy/final building inspection, install approved numbers or addresses on all buildings positioned to be clearly visible and legible from the street. Residential buildings shall have numerals or letters not less than 3 inches in height and of an approved color that contrasts with the background.
6. Prior to occupancy/final building inspection, install "No Parking/Fire Lane" signs along interior access roadways in locations where vehicle parking would encroach on a 20-foot clear width of roadway (CVC Section 22500.1; CalTrans Traffic Manuel, sign # R26F).
7. Prior to occupancy/final building inspection, all applicable fees shall be paid and a final Fire Prevention inspection shall be conducted. All meetings and inspections require a minimum 24-hour advance request.
8. Development sites shall be maintained weed-free during construction.
9. Additional fire hydrant(s) may be needed in the street right-of-way. Submit a complete set of plans for review and approval. All hydrants are to have "blue dot" highway reflectors installed on the street adjacent to the driveway to clearly identify the fire hydrant locations.
10. If security gates are desired at the entrance to the project, it shall be provided with a Fire Department-approved entry system.
11. In Residential (Group R) Occupancies, single station smoke detectors shall be installed prior to occupancy/final building inspection in each sleeping area and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit is of more than one story (including basements), there shall be a smoke detector on each story. When a story is split into more than one level, the smoke detector shall be installed on the upper level.
12. Every sleeping room below the fourth story shall have at least one exterior opening for rescue purposes. The opening shall be a minimum of 5.7 square feet and 20 inches wide by 24 inches high. The finished sill height of the opening shall be no higher than 44 inches from the floor. Ladder access shall be provided for buildings over the first floor.

E. Vallejo Sanitation and Flood Control District

1. Prior to building permit submittal, a VSFCD Connection Permit is required. Pay all applicable review and connection fees.
2. Prior to occupancy/final building inspection, provide standard VSFCD cleanout at the right-of-way/easement line per District standards and a two-way cleanout at the building per the U.P.C.

3. Direct roof drainage across non-paved areas prior to entering storm drain inlets and gutter, when feasible.
4. Incorporate into the plans the District's standard notes for sewer and storm drain. Incorporate into the plans the District's standard drawings for manholes, cleanouts, laterals, catch basins, and pipeline construction. Please label on the drawings the sewer and storm drains that will be private and/or public.
5. The existing five foot sewer easement shall be maintained and no new construction shall encroach above the easement.
6. Private and public systems shall be constructed to District's specifications. The filter trench shall be maintained by the Homeowners Association.

See attached "Standard plan notes of the Vallejo Sanitation and Flood Control District".

F. Water Division

1. Submit a numbered list to the Water Division stating how each condition of project approval will be satisfied.
2. All water system improvements shall be consistent with the Vallejo Water System Master Plan, 1985, prepared by Kennedy/Jenks Engineers, as updated by Brown & Caldwell, 1996. Prior to building permit issuance, water system improvement plans shall be submitted to the Water Superintendent for review and approval, and shall contain at least:
 - a. Location and size of fire sprinkler service connection(s).
 - b. Location and size of domestic service connection(s).
 - c. Location and size of irrigation service connection(s).
 - d. Location of fire hydrants.
 - e. Location of structures with respect to existing public water system improvements, such as mains, meters, etc.
 - f. Location and size of backflow prevention devices (required on water service connections to irrigation systems, certain commercial water users, and to commercial fire sprinkler systems, per City Ordinance 922 N.C. (2d)).
3. Fire flow and pressure requirements of the Fire Department shall be satisfied. Fire flow at no less than 25 psig residual pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure. For single-family residential units, the fire flow is 1500 gpm. For other developments, see the Vallejo Water System Master Plan, 1985, prepared by Kennedy Jenks and its latest update by Brown and Caldwell dated April 1996.
4. Prior to building permit issuance, submit hydraulic calculations that demonstrate compliance with the fire flow requirements to the Water Superintendent.

5. Fire hydrant placement and fire sprinkler system installation, if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied.
6. Easements shall be granted for all water system improvements installed outside the public right-of-way in the City's Standard Form for Grant of Water Line Easement with the following widths:
 - a. 15 ft. wide (minimum) for water mains.
 - b. 10 ft. wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc.
7. Each unit or structure shall be metered separately.
8. Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections, disinfections, construction water, and other services provided by the City with respect to the water system improvements. The Water Division may be contacted for a description of applicable fees.
9. Prior to occupancy or final building inspection, install water system improvements as required. Backflow devices/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.
10. Combined services along Illinois and Arkansas Streets shall show specific details on how these services are split and metered.

GENERAL REQUIREMENTS:

1. All businesses on the premises and all contractors and subcontractors working on the project shall obtain current City of Vallejo business licenses.
2. The conditions herein contained shall run with the property and shall be binding on the applicant and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.
3. The applicant shall defend, indemnify, and hold harmless the City of Vallejo and its agents, officers, and employees from any claim, action, or proceeding against the City and its agents, officers, and employees to attack, set aside, void, or annul this approval by the City. The City may elect, at its discretion, to participate in the defense of any action.

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Members of the public wishing to address the Commission on items not on the agenda are requested to submit a completed speaker card to the Secretary. The Commission may take information but may not take action on any item not on the agenda .

Chairperson Legalos: We have no cards.

J. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Consent Calendar items appear below in section K, with the Secretary's or City Attorney's designation as such. Members of the public wishing to address the Commission on Consent Calendar items are asked to address the Secretary and submit a completed speaker card prior to the approval of the agenda. Such requests shall be granted, and items will be addressed in the order in which they appear in the agenda. After making any changes to the agenda, the agenda shall be approved.

All matters are approved under one motion unless requested to be removed for discussion by a commissioner or any member of the public.

Chairperson Legalos: On this evening's agenda, I would like to have item K-2 moved to K-1, and K-1 moved to K-2. Can we have a motion for approval of the Consent Calendar and the Agenda, please?

Commissioner Peterman: I move that we approve the Consent Calendar and the Agenda with the changes proposed by Chairperson Legalos.

Please vote.

AYES: Harrington-Cole, Gourley, Manning, Legalos, Peterman, McConnell, Turley.

NOS: None.

ABSENT: None.

It is unanimous. Motion carries.

K. PUBLIC HEARINGS

1. Tentative Map **07-0002**, General Plan Amendment **07-0001**, Zoning Map Amendment **07-0002**, and Planned Development **07-0007** are applications for a 214-unit subdivision and a 4.1 acre neighborhood park on property previously developed with ball fields and a drive-in theater on the northeast corner of Rollingwood and Benicia Rd. Staff Planner: Katherine Donovan, 648-4327.

Staff recommends a **continuance** to the meeting of December 3, 2007.

Commissioner Peterman: I move that we continue the item.

Please vote:

AYES: Harrington-Cole, Gourley, Manning, Legalos, Peterman, McConnell, Turley.

NOS: None.

ABSENT: None.

It is unanimous. Motion carries.

2. Planned Development **07-0001**, Tentative Map **07-0002**, Zoning Map Amendment **07-0001**, and Minor Exception **07-0001** are applications for a 24-unit townhouse complex located on El Dorado between Illinois and Arkansas. Proposed CEQA Action: Mitigated Negative Declaration. Staff Planner: Katherine Donovan, 648-4327.

Katherine Donovan: Good evening Chairperson Legalos and Commissioners. First, I would like to announce that the mitigation monitoring program inadvertently got left out of your packet so that is what you saw before you when you sat down tonight.

The project is located on the west side of the 1700 block of El Dorado Street, one block west of Broadway, and one block north of Tennessee. It is currently in use as an auxiliary storage lot for the former moving and storage company across El Dorado Street from the project. The proposed project would provide 24 townhomes in four buildings, two fronting on El Dorado Street, and two fronting on a Paseo, located between the project and the adjacent project to the west. The buildings would be three stories, with two-story elements on the corners to reduce the perceived height of the buildings. They would have two-car garages on the ground floor and living space on the upper floors. The garages would be accessed by a single driveway running from Illinois Street to Arkansas Street. There is a tot lot and a pocket park which would separate the adjacent buildings.

The implementation of the project would require a Zoning Map Amendment to rezone the property from Intensive Use Limited to Planned Development Residential; a Master Plan/Unit Plan for the specific design of the project; a Tentative Map to subdivide the six existing parcels into 24 individual parcels and one remainder parcel, which contains the driveway, the tot lot and pocket park, and some of the landscape areas; and a Minor Exception of eight inches to the required interior dimension of the covered parking spaces, and also to eliminate the five required guest parking spaces.

The parcel is a transition parcel; it's between the commercial and industrial uses to the east and the low and medium density residential uses on the south and west. The design of the project is a more traditional design, and that has been done to make it compatible with the existing residential development in the vicinity. The Minor Exception to the interior of the garage is not considered significant, as when I looked at different jurisdictions, the actual size requirement for a garage is varied widely from an eight foot width, to a nine foot width, to the ten foot width that we require, so four inches seemed very insignificant, and not a safety factor.

The exception to the guest parking, because the project has only the two curb cuts, one on Illinois, and one on Arkansas; there is more on-street parking than would normally be found in a project of this type where you would have individual driveways, significantly lowering the amount of on-street parking that would be available. Additionally, although the parking could be provided on-site, it would require removing the tot lot and the pocket park, and, we felt that having those open space amenities, significantly improved the project overall.

Before I close, I wanted to make a couple of corrections on the Conditions of Approval, Page 1: The landscaping conditions should read, "fourteen street trees," not, "four street trees," and at the very end of that landscape conditions, there was a number "h" that was inadvertently left in from another project. It does not refer to this project, which is probably why it didn't make sense when it referred to Sonoma Boulevard. One other correction: in the requirements for lifting the project out of the flood zone, there was a requirement for a Final Map Revision from FEMA. The timing of that is that it should occur prior to final occupancy. The document referred to "prior to building permit approval," but that is not correct.

Staff recommends that the Planning Commission forward a recommendation of approval on the Zoning Map Amendment and the Plan Development and approves the Tentative Map 07-0002 and Minor Exception 07-0001, subject to the findings and conditions contained in the Staff Report and Resolution. If you have any questions, I would be happy to answer.

Commissioner Gourley: Would this project generally be considered in-fill?

Katherine Donovan: Yes, definitely.

Commissioner McConnell: Thank you, Mr. Chairperson. Counting the lot to the immediate west of this application, where I believe there is a small duplex located, this application will border right onto that lot. Is that correct?

Katherine Donovan: That's correct.

Commissioner McConnell: Okay, and it is going to replace only the storage yard of the moving company that is located at that location now. Is that correct?

Katherine Donovan: It is that whole section there. There is also a small corrugated metal industrial-type building on the corner. That would also go.

Commissioner McConnell: Okay, what impact is this going to have upon the moving company with respect to where they are going to place all of those containers that they have?

Katherine Donovan: The moving company has already moved, basically. They have re-located out of town, and I am not sure the provision for getting all that stuff out . . . whether the moving company still has some responsibility or not, it would be part of the project. The containers and other stuff would all be taken away.

Commissioner McConnell: Are there any present proposals for the use of that storage facility building at this time?

Katherine Donovan: I have heard rumors, but there is nothing specific that has been submitted to the Planning Division.

Commissioner McConnell: How many additional spaces on the street do you anticipate being freed up by the fact that we are only going to have two curb cuts?

Katherine Donovan: It was in the Staff Report, but I don't remember off the top of my head. I think it was in the vicinity of eight to ten.

Commissioner McConnell: Okay. Thank you.

Commissioner Turley: Thank you, Mr. Chairperson. Did Mr. McConnell just refer to the storage facility on this piece of property?

Katherine Donovan: He asked about the company that is using this piece of property that is located across the street.

Commissioner Turley: I was thinking about the one that is on the property. That is being torn down, right?

Katherine Donovan: All of the buildings on the property are going to be torn down.

Commissioner Turley: Do you plan on replacing the broken curb, gutter, sidewalk, and pavement, on through streets?

Katherine Donovan: Yes, that is always a requirement of projects.

Commissioner Turley: At first I thought that maybe this project might be too high in terms of forty feet. I do notice there is a two-story apartment house right nearby which might be twenty-five feet high, and then there is a church - the Old Path Miracle Cathedral on Arkansas Street. That church is pretty high, in terms of maybe around forty or fifty feet.

Katherine Donovan: I don't think it is quite that high, but it is quite tall.

Commissioner Turley: With the cross . . . and then there is a two-story house on Napa Street which might be twenty-five feet high, and then there is that masonry storage building on El Dorado Street, right there at the corner, across from the project. And, then on page 4, No. 6, it mentions more parking on that private driveway to be used as a fire lane, and I was under the impression that the tenants, or the owners, would be parking on that private driveway.

Katherine Donovan: They would be using the private driveway to access their garages. They would be parking in the garages.

Commissioner Turley: But, they would not be parking on this private driveway?

Katherine Donovan: No.

Commissioner Turley: Okay. On the project description, in the first paragraph, it refers to a low-gated fence. Could you tell me what kind of a fence you are referring to?

Katherine Donovan: I believe we can ask the applicants to be sure. The last time I discussed this with them, they were considering a wrought iron type fence, about three feet high, that would just border the yards to provide a safe play area for children.

Commissioner Manning: Katherine, a couple of questions on the garages themselves. There is really no place for them. They have to pull into the garages? Right? There is no . . .

Katherine Donovan: Right. There is no alternative.

Commissioner Manning: And then, just one point of clarification, on page 4 from the Fire Requirements, it says: "If security gates are desired." There are no security gates?

Katherine Donovan: They are not proposing security gates. This is a standard condition from the Fire Department, so that, if at some point, security gates at the driveway entrance were requested, they would have this special lock box that the Fire Department could access and get into the property.

Commissioner Manning: But, that's not part of the project?

Katherine Donovan: No, it is not part of it.

Chairperson Legalos: Ms. Donovan, this is a loaded question. Regarding the requirement for automatic fire sprinkler and extinguisher systems, we don't generally require that in residential properties. Is that a standard requirement also of the Fire Department?

Katherine Donovan: It is. I am not sure if you are aware, but as of January 1, we will be adopting the 2007 Building Code and it is a requirement in the 2007 Building Code, so we will be seeing fire sprinkler systems in all new construction.

Chairperson Legalos: Including single-family homes?

Katherine Donovan: I am not 100 per cent sure on the single-family, but on commercial, industrial, and multi-family, we will.

Chairperson Legalos: Because the only case I can recall that we required them on single-family homes was in Phase Two, Sycamore Place because of site-offsets that, I think, were only three feet total.

Katherine Donovan: A lot of the changes in the new Building Code are related to safety issues. So, there are a lot of ADA access and fire safety type things.

Chairperson Legalos: Speaking of ADA access, that issue was raised in Attachment 7, as to the lack of elevators. Is that also a requirement in a three-story building?

Katherine Donovan: The architect could probably tell you more accurately, but I was the interpreter between the chief building official and the architect during this discussion, and it appears that they would not be required. However, he could give you the ins and outs better than I can.

Chairperson Legalos: Attachment 7 also mentions a concern about the backyards of three of the residents in the adjacent partnership development projects facing the applicant's minimum side setbacks. Can you tell me what the significance is of that?

Katherine Donovan: I think that the adjacent property owner is concerned about the project that he has been approved to build in that there will be an impact upon the privacy of those backyards. He is concerned about the privacy, although this project actually has a fifteen foot setback to the building line and, as you will notice, the third floor steps back in a little further except on two of the units.

Chairperson Legalos: Because of the height?

Katherine Donovan: Because of the height of the building.

Chairperson Legalos: Right. He also mentions upper story balconies on six of the units, but it seems like these are two different things. There is a statement, "upper story balconies of six units overlook the backyard." And then there is a statement that the backyards of three of the residences in the adjacent partnership development "face the applicant minimum side setbacks." How is that an issue if the backyard faces the side setback?

Katherine Donovan: Well, I think his concern is simply that he feels the project would have an impact on privacy. However, when we are reviewing this as a project, we keep in mind that as it is now, the zoning would allow a seventy foot high building to be built there which would have significantly more impacts. In addition, there is a fifteen foot setback, which is more than we require on a single-family home. You could easily put a two-story, single-family home next door with no significant changes that would only be five feet away. So, we didn't think that this was an unreasonable.

Chairperson Legalos: Well, that is why I am asking. I didn't see the significance of that. It didn't seem unreasonable to me either. Then, the last concern in Attachment 7 was potential contamination from vehicle repair and maintenance uses on that parcel. Do we know that that is the case? That those uses were there?

Katherine Donovan: It has been cleared. They have done all of their environmental work. I have the documentation. It was signed off by the County Health Department, so the site is clean.

Chairperson Legalos: Then I had a couple of other questions. Has any consideration been given to installing solar panels?

Katherine Donovan: I believe, and you can ask the applicant, that was going to be offered as an option. They are very interested in using green materials on this building and I think at the building permit stage, we will see a lot more of that, but they have been talking about different green techniques. I know that was one of the options.

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Chairperson Legalos: Then, in connection with that also . . . in the past the Commission has asked that Energy-Star appliances be installed, and I would like to ask about that.

Katherine Donovan: That's a building code requirement.

Chairperson Legalos: So, we don't have to make it an explicit condition any more? My last comment is: I didn't see any requirement, and this also may be in the new landscaping law, for continuous landscape maintenance, or landscape maintenance of any kind. Is that because it is included in the new law?

Katherine Donovan: It will be part of their CC&Rs. There will be a Homeowner's Association and CC&Rs, and we will review it at that time. That will be part of their requirements.

Commissioner McConnell: Katherine, two quick follow-up questions. If this project was reduced to two stories, what impact, if any, would that have upon the privacy factor of the adjoining property?

Katherine Donovan: I really don't think it would have a significant impact because on a two-story project, they are going to be looking over any six foot fence that would be between the two parcels, and if you look at the elevations, the three-story element is set back even more than the fifteen feet of the main portion of the building. The three-story portion is set back quite a bit, so I don't think lowering it a story would significantly increase the privacy of the property next door.

Commissioner McConnell: Would adding a screening requirement between the two lots provide for additional privacy?

Katherine Donovan: I think the height of the screening would have to be significant enough that it would cause those backyards to be so shaded that they would be unpleasant to use, which would pretty much defeat the purpose.

Commissioner McConnell: The letter in opposition raises the point about runoff in that there would be excessive runoff as a result of the ground cover. Has there been any thought given about that argument by staff?

Katherine Donovan: Actually, since the entire site is currently paved and once this project is completed, there would be significant landscaping areas, it would actually reduce runoff. In addition, as part of the project, all runoff from the site would have to be delivered into the storm drain system. That is a standard requirement.

Chairperson Legalos: I just had one other technical question. Are we considering a Tentative Map or a Vesting Tentative Map, this evening?
I believe you said Tentative Map.

Katherine Donovan: I believe it is a Tentative Map, but let me double check. Yes, it is a Tentative Map. I have one other thing I want to add: I was supposed to mention that you would also be adopting the Mitigated Neg Dec for the project.

Chairperson Legalos: Thank you. If there are no further questions from the Commission, I will open the Public Hearing. Does the applicant wish to address the Commission?

Fred Sessler: Thank you, Mr. Chairperson. For the record, my name is Fred Sessler. I am a commercial real estate broker here in Vallejo, and I am representing the property owner who will also perhaps be the co-developer of the property, Mr. Buck Kamphausen. Basically, we are planning a local ownership project. These will be properties built for sale, to be occupied, hopefully to work-force people. We like the project area because we are close to Kaiser

Hospital, and we think that nurses coming into the City of Vallejo, particularly with Kaiser's last expansion, will require this type of housing.

When Mr. Kamphausen called me to look for a piece of property, we actually started out looking for a warehouse site, which this property is zoned for. As you well know, Mr. Kamphausen is an antique car collector and also one of the largest antique car auctioneers in the United States, and we have determined that this particular piece of property, somewhere around 39,000 square feet, could accommodate a 20,000 foot warehouse. Mr. Kamphausen took a ride by one day, and we drove around the neighborhood, and he said a warehouse wouldn't fit in this particular property. We called off our plans to do a warehouse. At this time, he advised me that he would like to do some kind of project that would be good for the neighborhood. And, I have a friend of mine from Southern California who would be the co-developer on this particular project, Mr. Glen Gorden, who is with us this evening. He has done projects of this type and is somewhat of an expert in this type of development. So, basically, by abandoning the warehouse, and a little bit of local ownership, we have a sincere interest in fulfilling some of the goals and objectives that the City Council has set out. One question was asked: "Is it in-fill?", and it most certainly is. It will hit a niche in the market that nobody else has, at least, achieved at this point and time. In answer to Commissioner McConnell's questions, the moving company is on month-to-month, and we can move them out anytime we wish. They are occupying a small, 5,000 square foot warehouse on the northeast corner of the existent building, not onsite, but on the Broadway frontage. For the question of the runoff, I would like to introduce to you, the experts that we have with us this evening. Bob Karne from Karne Engineering is here, and he will answer any questions of a technical nature. We have the architect who specializes in this type of project, Ray Hege, and Ray has some answers to a couple of the questions which you folks have brought up. The co-developer, Glen Gorden is here, and, if you want the three of them to come up here, Mr. Chairperson, and you may fire some of your more technical questions at them. We will take them on, one by one. I thank you and I think we are trying to go by the books, and we hope for your approval of the project. Thank you.

Commissioner Peterman: I am not sure exactly whether to ask this question or not, but near the El Dorado Village Master Plan, under the Pedestrian Areas and Public and Private Open Spaces, the last sentence reads: "In addition, each Unit's private open space is also oriented towards either the streets or the Paseo, providing a village-like arrangement of defensible, private space that encourages community interaction." I am just unclear as to what defensible private space is. I have lots of images running through my mind, including large domes on top of the units, but I am sure that is not what it is.

Ray Hege: My name is Ray Hege. That's not what we are proposing. I am the architect. That language comes from something I learned when I was at U.C. Berkeley, as a student. On a multi-family complex, you want to make sure that you don't create hidden places where people can hide. That's when crime takes place when you have a large, block-sized project. We call it defensible in that it is visible. It makes more sense, when your neighbor can see your yard as well as you, your kids, your pets. You're safer than in a lot of places where you have got everything oriented where you can't watch somebody else's front door or their back door or see what is going on. That is all I really meant by that, is the idea that the little pocket park and the tot lot just makes a place where people can interact with one another, because people like to be able to walk and talk with their neighbors.

Commissioner Peterman: Yes, I remember the very first project that I voted on in the Planning Commission was a very similar project, and they had absolutely no fenced yards for children and so, I applaud you, not only for the yards but putting in the tot lot and the pocket park. Thank you.

Commissioner McConnell: Thank you Chairperson Legalos. Mr. Hege, could you explain for me the philosophy behind using three stories here in an attempt to diminish what might appear to be an otherwise, very tall building?

Glen Gorden: My name is Glen Gorden. I am actually the co-applicant, and I am going to let Ray speak to this too, but I will tell you, first of all, just one other comment on the defensible area. Really, what also that is, is those are the *private* areas for the individual units as well. So, you have the common areas with the adult lot and the tot lot, and then you have also, your private areas that again, as Ray was saying, that are open, but they are the private areas for each unit as well. With respect to the three-story and why we went with this scheme right now: one of the things that this is, as we talked about before, is an in-fill lot. I had a number of different challenges when Buck and I sat down on this. The primary one was: how to create housing in a market today where prices have escalated. Now, true, we are having a softer market with the "housing crisis," supposedly, but one of the things that has not come up very much in the press, is the cost of construction and how much that has gone up in the last three years alone. I can tell you right now that the cost of construction really is not coming down. One point is the major component of labor and construction costs, but the other major component is your materials. This has actually gone into a global marketplace today. When we are talking about concrete, copper, plastics, petroleum products, and everything else, all of these are affected, and; this is one area that has not come down. So, one of the aspects of the planning of this project originally is that Ray and I go back quite a bit, and we are able to sit down and trade ideas. The idea of creating units 1) for sale - trying to hit a target market where we are more affordable than any single-family home that can be built basically on a for sale basis, on a new lot today. 2) Also programming this for families, and when we call work-force housing or family housing and stuff like that where we have actually programmed this, not just for, say, an immediate family, but whether it is parents who may want to live with the family as well. These units are designed for that, and that is what calls for the design of the unit itself where we have entry level; we have a separate unit downstairs on another side that will be facing a Paseo, or the private area of the patios and stuff. Then, you have your common areas within your units. These are your living, dining, and kitchen areas are on the second level, or in one scheme, we actually have bedrooms on that level too as well as a master bedroom up on top. This gives space. We are giving square footages. These are not actually very small units. We tried to give the most amount of square footage to a family, thinking of families and people like this. And, that is what dictated the design.

Commissioner McConnell: How does using the three-level building create an impression that it will be lesser than a three-story building? You are basically telling us. . .

Glen Gorden: We use by terracing back. In other words, not just flat walls going straight up. There could be good design even that way too. It is all worked into the design but what we do is that, you have a base level and you begin to have balconies and articulation that comes up and then you also terrace back on top of these units.

Commissioner McConnell: Okay, all of these units are going to be looking into this pass-through driveway, right?

Glen Gorden: No. The driveway. . . I don't know, Katherine, if we can put up the slide from the PowerPoint.

Commissioner McConnell: My concern is about privacy and noise control.

Glen Gorden: Basically, what you have is, in a sense, the driveway is an internal street, if you want to call it that. By having the internal street where these people pull in, all of their garages are internal to the project; therefore, they are not facing anyone else's home. They also act as sound barriers.

Ray Hege: One of the design concepts of the projects is that they are all provided with horizontal setbacks and what we use in this project is called a vertical setback so at each floor of the building it starts to what we call "layer-cake," or step back as you go up. This is so you have at the edges . . . you always want to be stepping down to like a two-story area, and then, we have also really increased the setbacks between us and the adjoining property with that Paseo in the back splitting it up between a circulation space right along the property line, and still providing each tenant with a private yard area in front of their unit. I think the neighbor next door is concerned that we designed a better product.

Ray Hege: And, this is the driveway where you see the crosshatch pattern, the stamped patterns. Your cars enter there (words not understandable) the garages are all (not understandable) these units or these twelve units here face the street and those face the Paseo and cars are coming in (not understandable).

Glen Gorden: This project also is ADA compliant. As you can see, on the ground floor, on the front of each unit, there is a bedroom, a bathroom and the stairwell. You can circulate the entire site with a wheelchair.

Chairperson Legalos: Excuse me, gentlemen. Please use the microphone. These meetings are televised, and the public may not be able to hear what you are saying. Thank you.

Commissioner McConnell: Are there any additional design concepts that you can think of that might add some added privacy to the neighboring property that is concerned about it?

Glen Gorden: We plan to have a landscape area there anyway, but, as Katherine was saying, the wall requirement has a height limitation to it. This limits the height of it. As we can plan certain landscaping there, they can go above the wall, but at a certain point, what you start doing is shading as opposed to therefore creating darker spaces which we don't want to do. It is not good for the neighbor. It is not good for our project as well.

Ray Hege: Also consider we have a fairly large setback. I bet it is probably larger than the one he has proposed on his site, so he could move his buildings back the same distance we are.

Commissioner McConnell: Okay, has there been any thought given to having double paned windows to cut down on the noise.

Glen Gorden: As far as all of the energy requirements, we are required by Codes today to do that.

Commissioner McConnell: And also to cut down on noise proliferation?

Glen Gorden: All of the windows will be double-paned. As a matter of fact, one of our challenges today is what you asked about before, and Katherine spoke to it. As far as green, we will study everything we possibly can. Again, this is like walking a tightrope in terms of trying to keep costs under control and everything else, but we are looking, besides any code issues that there may be to meet, which is just standard procedure for us, we will look at everything that is possible in terms of other materials and other forms of building as far as green is concerned with respect to the project.

Commissioner McConnell: What type of controls will the Homeowner's Association place on the private park and the tot lot so that we don't hear complaints in the future about neighbors or other people coming in and using the facility?

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Glen Gorden: We handle that during the CC&R stages. You can have people, if they are invited into the project. This is private property. This is not open. This is not a public park. These are not public parks or anything like that. It will be the responsibility of the Homeowner's Association to police that, and there will be remedies written into something. There are rules and regulations that all of the homeowners will have to sign when they purchase their units.

Commissioner McConnell: So, you are going to put the onus on the Homeowner's Association to enforce that requirement?

Glen Gorden: No, in the development stage, we create rules and regulations. After they are turned over to the Homeowner's Association, they have the power at that time to change certain things. We don't have any power at that point in time.

Commissioner McConnell: You are pretty close in distance to Vallejo High School, so you will probably have some people walking through there, I would suspect. Finally, what price range do you anticipate these units ultimately being sold for?

Glen Gorden: Somewhere in the \$400,000 range. Hopefully, in the low \$400,000 range.

Commissioner McConnell: So, with 24 units, that is a pretty good return. Thank you.

Commissioner Turley: I read this material here, but I don't recall reading anything about the size of the garages. Would those be double garages, side by side?

Glen Gorden: Yes, that is exactly what those are.

Commissioner Harrington-Cole: Thank you. Can you tell me approximately how many people you think will end up living on this lot?

Glen Gorden: I haven't actually done a calculation, but in fact all of the units right now are designed between three and four bedrooms.

Commissioner Harrington-Cole: So would you say 100 people is not out of line?

Glen Gorden: I would say somewhere between 75 to 100 people. Something like that.

Commissioner Manning: Do you have any sense of when you would start to build this project?

Glen Gorden: This is the first of the planning procedures. I would like to thank the City and the staff, especially Katherine, for their help in helping marshal this through. As we know, the next phases will be to go into actual construction documentation on this and then proceed forward from there. So, we are looking, hopefully, within the next twelve months or so to start.

Commissioner Manning: You are not going to wait for any changes in the housing market or anything like that?

Glen Gorden: I am pretty aggressive and there are certain times where we see opportunities. Again, one of the things that we are looking at is affordability and with brand new units at this price, there really is nothing on the market place. Also, looking forward down the road, we have crises but you probably wouldn't even see, at the earliest, this coming on line until probably mid- to late-June of 2009. At that point in time, I feel that that would probably be a good time to be on the market.

Commissioner Manning: Okay, thank you. And one more question: in the meantime, the lot, the tenant that is on there, you say you are renting to him month-to-month. What plans do you have while you are going through the process here, to clean that area up and make it less of an eyesore?

Glen Gorden: Actually, the cleanup on a lot of it has started already. It is cleaner than it was. There are fewer storage containers there right now and, hopefully, he will continue to clean that up. Again, he knows he is in a temporary position now, so it behooves him, over a certain period of time, to start sooner rather than later on the rest of the cleanups.

Commissioner Manning: Okay, thank you.

Commissioner Harrington-Cole: You know, I am sorry, I have read this and I have listened to you and I think it is just clicking. The front doors of the units that face El Dorado Street . . . those front doors will face El Dorado Street? That's their front door?

Ray Hege: That's correct.

Commissioner Harrington-Cole: But what you are expecting them to do is to drive around and park in the garage to go in and not park on the street and go in their front door?

Ray Hege: No. If you were a resident, you would park in your garage and there is the door into your house. So we assume that the people who live in the project, the residents, the owners, will park in their garage. Any visitors would park on the street and would walk in. That is why we wanted to create, literally, a second street or what we call a Paseo, which in Spanish is just a "walkway" or a "street", in the back.

Commissioner Harrington-Cole: Now, the people who live behind the first units, their garages will be on driveway, but their front doors will be where?

Glen Gorden: Their front doors are on Paseo, off of Paseo itself, so their private area and the public access, or visitor access, I should say, is along the Paseo.

Commissioner Harrington-Cole: On the top of the site plan?

Glen Gorden: Yes, the very top.

Commissioner Harrington-Cole: So if I was coming to visit you, I would park on the street and I would walk along that area until I got to your unit?

Commissioner McConnell: I wanted to follow up on a question that Commissioner Harrington-Cole asked about the number of people living there, because it causes me some concern as to whether we are requiring sufficient parking or providing enough parking out there. You have ten three-bedroom units and fourteen four-bedroom units. That is 86 bedrooms. No guest parking at all. Reduced sized garages, which raises a question of where people are going to store their stuff, and I am concerned about whether or not we are saturating the neighborhood when all these people who are going to live out there start bringing in their one and a half to two cars per unit.

Glen Gorden: I will answer your first question. The actual requirement for guest parking on-site was five spaces. As was stated, we could fit at least ten spaces along El Dorado Street itself right now. That was the reason for that. With respect to the garages and the variance on the width of that, that is really what is called for door opening and interior space. There are storage spaces within the garages themselves. These are basically twenty feet wide, but when you are looking at providing what is called "sheer", and these are design issues and door openings, this is where the variance is coming in terms of the actual finished end-to-end.

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And, we are talking about a Minor Exception to the Code requirement of eight inches in total of width per unit, times 24 units. Basically, what you are looking at is the thickness of the walls extending into the required garage width.

Commissioner McConnell: Would adding diagonal parking on El Dorado assist in freeing up more spaces?

Glen Gorden: I would not suggest that in more of a residential or transitional neighborhood. If you are going to use diagonal parking, it is really for commercial areas.

Commissioner McConnell: There are three churches in that area that I am aware of and they do have evening services and activities, as well as traditional Sunday services out there. I can envision parking becoming a problem, particularly if the Hells Angels also have an event going on at the clubhouse just across the street. So, I am a little concerned about the parking adequacy and I am just looking for some reassurance here.

Katherine Donovan: If I could address that question. Actually, the President of the Vallejo Motorcycle Club came in to discuss the project with us and he had some concerns about parking. One of the things that he said is that the club and the churches in the vicinity are in contact with each other and they stagger their events to make sure that they are not all having events at any given time. It does not appear that, on a regular basis, there is much of a parking problem. If you looked at the churches, you would notice they all have their own, fairly substantial, parking lots. He did say that occasionally, like on the really big football nights, the Vallejo-Hogan game, for instance, or graduation night, they can get parking for the high school all the way this far, but it is not a regular event and, in my mind, it is sort of like when you are planning a shopping center. Do you plan the parking for the normal day or do you plan it for Christmas season? The general answer to that is we plan it for the normal day. So it is possible that there are times during the year that you might have to circle the block or go halfway down the block to find a parking space, but it wouldn't be the norm.

Commissioner McConnell: Do we have any other developmental plans out in that area at all? There is another empty lot, to the west, I think.

Katherine Donovan: There is an approved project on that empty lot to the west. That is the party who wrote that letter and that involves a townhouse or a single-family cluster type development of, I believe, six units.

Commissioner McConnell: That's all residential, right?

Katherine Donovan: That's all residential.

Chairperson Legalos: Do you have any further comments to make, gentlemen?

Glen Gorden: We ask that you please approve the project, and we appreciate your support.

Chairperson Legalos: We have no cards on this item, so I will close the Public Hearing and bring the matter back into the hands of the Commission.

Commissioner McConnell: I will move the adoption of the Zoning Map Amendment to rezone the property as Motion No. 1 based upon the findings and facts as stated in the Staff Report.

Commissioner Harrington-Cole: Can we have some discussion first?

Chairperson Legalos: Certainly.

Commissioner Harrington-Cole: I have a couple of issues. I walk that neighborhood all of the time. I live about six blocks over and the dogs and I walk that often. My first issue is security. With the tot lot and the other lot there and Hogan High School being so close, there are always people hanging on street corners and sitting on fences and hanging out in empty lots, every day. And we just heard from Hyde Park, which had fences and a much different neighborhood. I am very concerned about security at this site. I am very concerned that you're building an attractive place to hang out and these are working people. They are going to be gone all day. My first concern is security. It is a small lot, in my opinion, and I think you are putting a lot of people on it. One hundred people on that space can't help but be congested and cause issues. My last concern is that I think people in my neighborhood have garages, but you park on the street and run in the front door. It is so much easier than going around and getting in the garage. So I am still concerned about the parking issue. I also think maybe three stories is a little tall. I like the design and I think it works, but I am concerned that it is going to overpower the neighborhood. So I have a few issues I would like to talk about.

Commissioner Manning: I actually like this project very much and one of the reasons is that it is an in-fill project. It does address a real need that we have in our community for this range of housing for the working people in our community. I do recognize Commissioner Harrington-Cole's concerns about the size, but I really think this is where buildings are going in the newer developments. This project is more clustered.

I think this is a real improvement for the neighborhood. What is there now is real blight and what's bordering it is a lovely little historic community from post-World War II, with some wonderful houses. This project and the one next to it, which we heard about a few months ago and approved, are what I think is exactly what we need to be doing in Vallejo for in-fill housing. I think that parking in all of our communities is going to continue to be a problem and I don't necessarily think that is a bad thing. I think that people need to learn to modify their lifestyles to adjust to that. So, I am going to vote for this, and I think the design is really well thought out. It is the right thing for the community. It is going to change the neighborhood. No project is perfect and change is never comfortable, but I think this is going to be a real asset to our community. I thank the developers for coming here to do this.

Commissioner McConnell: I also have some of the concerns that Commissioner Harrington-Cole has expressed about the height appearances, the parking, and the congestion. This is why I raised the questions. However, this particular application consists of several different steps. The first step we are on is simply the rezoning of the property. The questions relating to the heights and the congestion and the security on the park are properly raised when we get to the Tentative Map, and maybe we can have a more meaningful discussion at that time about some of your concerns. So far, I am only offering one motion. We will get to the others in the due course of time.

Chairperson Legalos: I, too, am going to vote in support of this project. I am very pleased to see entry-level new housing being proposed for Vallejo. I think that some of Commissioner Harrington-Cole's concerns about loitering and vandalism may be mitigated by the fact that these are destined not to be rental units, but to be owned by the residents. In general, when we have a home-ownership project, there are less problems of that nature. May we have the motion again, please?

Commissioner McConnell: This first motion is simply to approve the Zoning Map Amendment to rezone the property.

Commissioner Harrington-Cole: I am sorry, but this is a bit confusing. There are a number of resolutions in your packet. Perhaps Katherine can read it off, but I think the first one was to recommend to City Council that the Zoning Map be amended.

Commissioner McConnell: Yes, that's the extent of the first motion.

Please vote:

AYES: Harrington-Cole, Gourley, Manning, Legalos, McConnell, Peterman, Turley.

NOS: None.

ABSENT: None.

It is unanimous. Motion carries.

Commissioner McConnell: When I looked at this application, I broke it down into three different motions, not four, the way Katherine is putting them. The next one I had would be the Tentative Map itself to develop 24 units on individual lots. Now, that would authorize 24 actual units, the number of units that the applicant is asking for. If we are concerned about putting too many units on this one lot, then this would be the time to discuss those concerns on this motion.

I initially had the same concern. I am concerned about concentration, about density. My calculations were with 86 bedrooms, at two and a half people per bedroom, you could have 196 people living there, with very few parking spaces except for those on the streets. This was a concern that I reflected upon when I read the Staff Report. Between giving up the tot lot and the park, I am inclined to go with the application because I wouldn't want to lose those two amenities. If we have any other thoughts about mitigation or how to address that concern, I would be very happy to hear them at this time before I make the motion.

Commissioner Harrington-Cole: I, too, have concerns that this is going to be an extremely congested spot. I think there are too many units. I am concerned that we are going to cram a lot of people in a small space and it is going to cause a lot of problems. So I will probably vote against this.

Commissioner Turley: I think two and a half people per bedroom is a little excessive. I am thinking in terms of four people per family, and if there are 24 units, that would be 24 families, or roughly, 100 people. I have heard some pros and cons on this, but I think I would have to support this also.

Commissioner Gourley: I understand Commissioner Harrington-Cole's concern about the density, but I also applaud the fact that we are doing something that is not popular today. The in-fill projects seem to be the way to go. Her concerns about the security of the area, I think, will be answered by the fact that you would have people living there instead of people hanging out in an empty lot. If I am not mistaken, didn't this used to be a maintenance facility for garbage? Or is that a block away?

Katherine Donovan: I think that is a different location.

Commissioner Gourley: It is very close in that neighborhood, but again, the storage lots for a moving company, after dark, tend to breed people who hang out. The motorcycle club cleans its area very nicely, and they do a good job, and their activities with the church are commendable. I don't think we will have the issues, and any issues we might have, I think, are going to be mitigated by the fact that we do have a project with up to 100 or 200 people living there, depending on how happy a family they are.

Commissioner McConnell: I am also concerned about the concentration, but the reality of our situation is that with the added people coming into California, we will either build out or we will build up. Those are our two choices and three stories designed to look like two is a reasonable accommodation. The reality is that as our town increases in population, and it will, we are going to have more concentrated density in neighborhoods. I think the best we

can ask for is to try to make them appealing, to try to make them attractive and well-maintained. I advocated very heavily for step backs or vertical setbacks on building Downtown and didn't get anywhere, so I am glad to see it on this project. I think this is something I can support. We have to have some confidence in the developer and understand they are going to be putting a lot of money and effort into this, and even with 86 bedrooms, it is better to have new housing than industrial along that area of town. It is something I am inclined to support also.

Commissioner Peterman: I would just like to reiterate that the idea of having the tot lot and the park and having yards that you can see into would certainly help with security. I think every time you have something like the tot lot or you have that kind of a small mini-pocket park, you will get people who are going to be out there, who are going to be involved, who are going to be talking to their neighbors, and that helps to increase security.

Commissioner McConnell: At this time, I will move the adoption of the Tentative Map to develop 24 townhouse units on individual lots on the findings and facts as presented in the application.

Commissioner Harrington-Cole: I just wanted to point out that the resolution has three different items on it and I didn't know if you wanted to take the other two later or you wanted to group them all because this resolution for the approval of the Tentative Map also has a Minor Exception and a finding of Resolution for Approval for the Master Plan.

Commissioner McConnell: I will be happy to put them all in one motion. I was breaking them down, which has been our practice in the past but we did elect . . . If everybody is prepared to vote on the entire thing, I will withdraw my motion and move that we adopt the Tentative Map to develop 24 townhouse units and also recommend the Minor Exception to allow an interior garage width of 19 feet and 4 inches.

Please vote.

AYES: Gourley, Manning, Legalos, McConnell, Peterman, Turley.

NOS: Harrington-Cole.

ABSENT: None.

Six yes. One no. Motion carries.

Commissioner Harrington-Cole: I am sorry. I did not hear the last entitlement. I just want to be sure that everybody votes on it. That is the recommendation that City Council approve the Master Planning Unit Plan.

Commissioner McConnell: You are right. I didn't make that, so I will do so at this time.

Please vote.

AYES: Gourley, Manning, Legalos, McConnell, Peterman, Turley.

NOS: Harrington-Cole

ABSENT: None.

Six yes. One No. Motion carries.

Chairperson Legalos: We have a motion.

Commissioner Peterman: I move that we vote on the Mitigated Negative Declarations.

Please vote.

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AYES: Gourley, Manning, Legalos, McConnell, Peterman, Turley.
NOS: Harrington-Cole.
ABSENT: None.

Six yes. One no. Motion carries.

L. OTHER ITEMS

None

M. ADJOURNMENT

There being no further business to discuss, this session of the Vallejo Planning Commission is now adjourned at 8:00 p.m.

Respectfully submitted,



(for) DON HAZEN, Secretary

STAFF REPORT – PLANNING
CITY OF VALLEJO
PLANNING COMMISSION

DATE OF MEETING: November 19, 2007
PREPARED BY: Katherine Donovan
PROJECT NUMBER: ZMA 07-0001, PD 07-0001, TM 07-0002, and ME 07-0001
PROJECT LOCATION: 1700 block of El Dorado Street (west side); APNs 0056-024-020, -030, -040, -050, -060, and -070

1. PROJECT DESCRIPTION: The proposed project would include a Zoning Map Amendment to rezone the property from Intensive Use - Limited to Planned Development Residential; a Master Plan/Unit Plan and a Tentative Map to develop 24 townhome units on individual lots on the 39,200-square-foot property; and a Minor Exception to allow an interior garage width of 19 feet, 4 inches and to eliminate the five required on-site guest parking spaces. The units would be contained in four three-story buildings, each with six units. Twelve of the units would front on El Dorado Street; the other twelve units would front on a paseo between this property and the adjacent properties to the west. All units would access their garages from a driveway running through the project from Illinois to Arkansas Street. A private tot lot and a pocket park area would separate the adjacent buildings. The project would provide a combination of three and four bedroom units, with a total of ten three bedroom units and fourteen four bedroom units.

The tentative map would subdivide the six existing parcels into 24 residential parcels and a remainder parcel containing the access driveway, the tot lot, and the pocket park. The residential parcels would range in size from 1,000 square feet to 1,355 square feet. The remainder parcel would be owned and maintained by the Homeowners Association.

2. RECOMMENDATION: Approve the Tentative Map and Minor Exception with Conditions, Recommend Approval of the Zoning Map Amendment and Planned Development with Conditions.

3. CEQA: Mitigated Negative Declaration with Monitoring Plan.

4. PROJECT DATA SUMMARY

Name of Applicant: Glenn Gorden
General Plan Designation: High Density Residential
Zoning Designation: Intensive Use Limited

X

Site/Surrounding Land Use:

Site: The site is currently occupied by a corrugated metal building used for vehicular repairs and container storage for the former moving and storage company across El Dorado Street.

North: Vallejo Motorcycle Club, Inc. on the northwest corner, with residential uses beyond. There is a church on the northeast corner.

South: Single family residential uses.

East: Warehouse building and vacant land, with commercial uses beyond.

West: Vacant land approved for small-lot single-family project; single-family home, with single- and multi-family uses beyond. There is another church northwest of the property.

Lot Area: 39,200 square feet total area

Total Floor Area/Ratio: The total floor area of all units is 38,950 square feet; FAR = 0.99

Landscape Area/Coverage: 7,712 or approximately 20 %

Parking Required/Provided: Required: 2 spaces per unit, minimum of 1 space covered; 1 guest space per five units or 5 guest spaces.

Provided: 2 covered spaces per unit; no guest spaces.

5. BACKGROUND SUMMARY

General Plan. The General Plan designation for the property is High Density Residential, which allows 17.5 units per acre or more. Objective B.3.ii of the General Plan Housing Element states "Within neighborhoods, provide a range of housing types and densities suitable for households with a range of income levels that are designed to be compatible with those neighborhoods." Objective C.2.iii is to "Convert vacant in-fill land and surplus, vacant non-residential properties to housing and mixed-use where feasible, economically desirable, and compatible." Program 2 of this objective refers to rezoning underutilized land in commercial corridors to expand opportunities for multi-family residential development.

The project would provide 26.67 units per acre, which is consistent with the General Plan density requirements. The project would provide a different housing type and density than is found in the immediate neighborhood and is designed to be compatible with the more traditional architecture found in the vicinity. The project would provide 24 "for-sale" units on an underutilized parcel that is zoned for limited industrial uses.

Zoning Ordinance. The property is currently zoned Intensive Use Limited, which is not consistent with the General Plan designation of High Density Residential. The proposed Zoning Map Amendment to rezone the property to Planned Development Residential, which is "clearly compatible" with the General Plan designation, would bring the property into consistency with the General Plan.

Development Standards. The Planned Development Residential district does not set specific development standards. Instead, the Master Plan for the project provides the development standards, which are evaluated based on the size and location of the site, the circulation patterns, site topography, existing natural resources, the relationship to the surrounding area, the land use mix in the vicinity, the architecture, public improvements, development intensity, landscaping, and intent and purpose of the proposed project. The development standards for this project are contained in the Master Plan and are discussed in the "Project Analysis" section of this report.

Parking. The parking requirement for condominiums and apartments with two or more bedrooms is two spaces per unit, a minimum of one of which must be a covered space. In addition, one guest parking space is required for each five units. The project would provide a two-car garage for each unit; however, no guest parking is available on-site. The minimum interior dimensions of covered parking spaces are 20 feet deep by 10 feet wide. The proposed garages would be 19' 4" wide, 4 inches per space less than the standard. The project application includes a request for a minor exception to the parking requirement and to the covered parking width. A minor exception may be granted to any measurable standard if the exception: would not exceed twenty-five percent of the prescribed measurable standard; would not adversely affect any development or persons on abutting property; would not result in a hazard to pedestrian and/or vehicular traffic; and would be reasonably necessary to the sound development of such property or would result in better environmental quality of development of such property.

Public Comments. The Planning Division hosted a neighborhood meeting on the project on August 23, 2007. Prior to the meeting, staff received one phone call from a neighboring property owner who was not able to attend the meeting. His comments related to changes that have occurred over time in the neighborhood, particularly as these changes related to increases in the crime rate. He objected to the project because he felt there were too many units and it would bring in too many children to the neighborhood.

Seven members of the public attended the neighborhood meeting. Concerns raised related to whether the project would be low-income or become rentals, speeding cars and additional traffic in the neighborhood, and utility infrastructure. Comments about the design of the project were positive.

After the notice for the public hearing, the owner of the Vallejo Motorcycle Club, located on the northwest corner of El Dorado and Arkansas, came in to the Planning Division office to review the project. His concerns related to parking, particularly in view of the

two churches in the vicinity. He also said that when Vallejo High School had major events, parking for these events extended into this neighborhood.

John Wignall, the owner of the adjacent property on Illinois Street, also attended the neighborhood meeting and came in the Planning Division offices to discuss the project. He later sent a letter describing his concerns, which related to his approved project on the adjacent parcel, the impacts of the proposed development on his project, and potential environmental concerns (see Attachment 7). Issues of concern have been addressed in the staff analysis portion of this report.

6. ANALYSIS

Land Use Compatibility. The project would utilize a currently underutilized group of parcels that is zoned Intensive Use Limited and in use as auxiliary storage for a former van and storage company to provide 24 townhome condominium units. Although the property is zoned Intensive Use Limited, the General Plan designation for the area is High Density Residential. The project conforms to the General Plan designation, providing development that generally conforms to the development standards for High Density Residential development contained in the Zoning Ordinance. The proposed Zoning Map amendment would bring the zoning map into consistency with the General Plan designation for the property.

The project would provide a transition between the small, three-block single-family neighborhood to the south, the industrial and commercial uses to the east, and the mixture of residential, church, and private motorcycle club uses to the north and west. The property is separated from the single-family neighborhood by the width of Illinois Street, a distance of approximately sixty feet. Directly adjacent to the west is a vacant parcel that was approved for a "courtyard cluster" project, originally proposed for six two-story manufactured homes. Although this project was conceptually approved by City Council, the applicant directed to revise the building design and bring it back to the Planning Commission for approval. Also directly west of the project is a 14,000 square foot parcel zoned Medium Density containing one single-family residence. As this parcel is significantly underutilized, it is anticipated that future development at this site would occur at a higher density, which would be more compatible with development anticipated in the General Plan and with the proposed project.

It is generally considered desirable to have projects with higher density to provide a buffer between commercial/industrial uses and lower density residential projects. The General Plan envisions a commercial corridor along Broadway and Tennessee Streets, with High Density Residential development beyond. The existing single-family neighborhood to the south is limited to the area south of Illinois, north of Tennessee, between El Dorado and Napa Streets. North of Illinois, the General Plan envisions High Density Residential development and the zoning is largely Medium Density Residential. The proposed project, located at the edge of the Broadway commercial corridor, would provide a high density residential buffer between that commercial corridor and other residential development to the west.

Project Architecture. The project has been designed in a “Neo-Craftsman” style to be more compatible with the older residential development in the vicinity. The level of architectural detailing of the project is similar to and compatible with the existing residential development in the vicinity. Although the buildings are three-story, they step down to two stories on the corners and in the rear to reduce the overall building mass and to better blend with the less dense residential development in the vicinity. Along El Dorado Street, where the project faces industrial land uses, the project is largely three stories.

Planned Development Criteria. The site, which takes up approximately 40 percent of a City block, is located in a low-lying, flat area with industrial zoning to the east, single-family zoning to the south, planned development residential and medium density zoning to the west, and medium density zoning to the north. The site is one block west of Broadway and one block north of Tennessee Street in an area where the streets are in a regular grid pattern. There is a mixture of uses in the vicinity, including industrial, commercial, single-family, multi-family, and several churches. The architecture in the vicinity is a combination of 1930s cottages, older single-family homes, early 1960s box-like four-plexes, and industrial warehouse buildings.

The proposed project is intended to provide housing for first-time and workforce buyers, with sufficient space for families with children or older parents living with the family. Amenities include the tot lot for younger children and the pocket park for adults and older children. Each home has a private yard surrounded by a low, open fence that provides a safe play area for children and pets that is visible to its neighbors to provide safety and a sense of community.

Project Development Standards. The standards proposed for the project are similar to those found in High Density Residential developments. The proposed setbacks are 19 feet in the front, five feet on the sides, and 16 feet in the rear. There is an additional five feet of City right-of-way between the property lines and the back of sidewalk on the front and sides, providing 24 and 10 foot actual setbacks. The maximum building height is 40 feet, with lower, two-story elements on the corners and along the interior property line to minimize the impact of the building height.

COMPARISON OF PROJECT STANDARDS		
Standard	High Density Residential	Proposed Project
Minimum lot area per unit	1,600	1,633
Setbacks: Front	15 feet	19 feet*
Side (corner)	10 feet	5 feet*
Side (non-corner)	5 feet	5 feet*
Rear	7 feet (5 feet + 2 feet for each story in excess of two)	16 feet
Lot coverage	60 % maximum	56%
Maximum structure height	75 feet	40 feet
Open Space	Each unit: 150 square feet, with 300	204 min. per unit;

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	square feet per unit total	314 per unit total
Parking	1 covered and 1 uncovered minimum per unit; 1 guest space for each 5 units	2 covered spaces per unit; no guest parking provided

*Plus 5 feet additional City right-of-way beyond back of sidewalk

As illustrated in the table above, the project meets or exceeds all High Density Residential development standards with the exception of the side setbacks and the guest parking; however, with the additional City right-of-way that is not being utilized by the City, the project would meet the required side setbacks for High Density Residential projects and a minor exception has been requested to the guest parking requirement.

Minor Exception. The applicant has requested a minor exception to the covered parking width requirement to allow the width of the garages to be four inches per space less than the standard. The buildings have been carefully designed to take advantage of standard building material dimensions, which would provide a considerable cost savings that would be passed on to the buyers. Providing the required ten-foot interior width per car would significantly affect the cost of materials and, not incidentally, the labor costs involved in the construction of the building. Although the City of Vallejo's standard interior width for covered parking is ten feet, this standard varies from one jurisdiction to another and a minor reduction in the width would not be considered a safety hazard.

The applicant has also requested a minor exception to the number of parking spaces required to eliminate the five required guest parking spaces. As the total number of spaces including guest spaces would be 29 spaces, a decrease in five spaces would be less than twenty-five percent of the applicable standard. The required guest parking could be provided on-site; however, it would require the elimination of the tot lot and pocket park, amenities that substantially improve the environmental quality of the project. As the access driveway provides the only driveway cuts for this project, more on-street parking would be available than with the standard residential project. Generally, residential projects have a noticeable impact on the number of on-street parking spaces available as each driveway cut eliminates parking spaces. It appears that at least twelve on-street parking spaces would be available directly adjacent to the proposed project. If individual driveway cuts were provided, no more than six on-street parking spaces would be available.

Although there are two churches in the vicinity, both have substantial parking lots. According to the owner of the Vallejo Motorcycle Club on the northwest corner of El Dorado and Arkansas Street, parking in the vicinity can be problematic when there are special events at the church or the club, but they work together to ensure that such events are staggered and don't compete for parking. Given the number of available on-street parking spaces in the vicinity, the proposed minor exception to the parking requirements would not substantially affect the economic value, habitability, or enjoyability of properties abutting the proposed development, nor would the minor exception result in a hazard to pedestrian or vehicular traffic. By allowing the development of the tot lot and pocket park, the elimination of the guest parking would

result in better environmental quality of development than if the parking were provided but the parks eliminated.

Tentative Map. The proposed tentative map would provide 24 residential parcels and one remainder parcel containing the access driveway, pocket parks, and paseo. The remainder parcel would be owned and maintained by the Homeowners Association. The tentative map has been reviewed and found to be in conformance with the Subdivision Map Act and with the requirements of the Vallejo Municipal Code.

7. ENVIRONMENTAL DETERMINATION

An Initial Study and Mitigated Negative Declaration, including Mitigation Monitoring Program, were prepared for the project. Potentially significant impacts were determined in the areas of air quality, cultural resources, geology and soils, and hydrology/water quality. In all cases, mitigation measures were included that would reduce the potentially significant impacts to a less-than-significant level.

Air Quality. Construction-related air quality impacts are normal for a project of any significant size. Standard mitigation measures provided by the Bay Area Air Quality Management District (BAAQMD) can reduce these impacts to a less-than-significant level. These mitigation measures are generally aimed at reducing particulate matter that is normally released into the air during construction. These measures include wetting down soil and sweeping and removing dirt from paved roadways at regular intervals.

Cultural Resources. Whenever a project includes grading or digging, there is a chance that unsuspected historical, archaeological, or paleontological resource or human remains may be discovered. In the event that such resources or human remains are discovered during any phase of the project, land alteration work in the vicinity shall be halted and a qualified professional consulted to evaluate the resource and determine an appropriate management plan. If human remains are discovered, the County Coroner shall be notified. If the Coroner determines that the remains are of Native American descent, the Coroner shall contact the Native American Heritage Commission within 24 hours of the determination.

Geology and Soils. The Bay Area is a seismically active area. Construction within seismically active areas has the potential of exposing people and structures to seismic-related hazards. Construction techniques appropriate to the specific seismic zone and project-specific engineering techniques would be required to reduce potential impacts to a less-than-significant level.

Hydrology/Water Quality. The project is located within the 100-year flood hazard area. The project has been designed to lift the property out of the flood zone. The applicant has applied to the Federal Emergency Management Administration (FEMA) for a Conditional Letter of Map Revision. Once the grading has been completed as approved and prior to building permit approval, the applicant shall provide a Letter of Map

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Revision from FEMA. The Letter of Map Revision indicates that the property has been removed from the 100-year flood hazard zone and, therefore, reduces potential impacts related to flooding to a less-than-significant level.

8. CONCLUSION/RECOMMENDATION

Staff has determined that the proposed project, 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 approve Tentative Map 07-0002 and Minor Exception 07-0001, based on the findings and subject to the attached Conditions of Approval. Furthermore, staff recommends that the Planning Commission forward a recommendation of approval to the City Council on Zoning Map Amendment 07-0001 and Planned Development 07-0001.

EXPIRATION

The Tentative Map shall expire thirty-six months after its approval unless final maps have been filed prior to the expiration date. The Master Plan/Unit Plan and Minor Exception shall expire upon the expiration of the Tentative Map.

APPEALS

The applicant or any party adversely affected by the 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. 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 next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

The Council may affirm, reverse or modify any decision of the Planning Commission which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

ATTACHMENTS

1. Zoning Map Amendment Resolution (Petition)
2. Tentative Map, Minor Exception, and Master Plan/Unit Plan Resolution

3. Initial Study and Mitigated Negative Declaration
4. Project plans
5. Master Plan
6. Photographs of existing site
7. Letter from CLW Partnership dated October 26, 2007
8. Conflict of Interest Map
9. Driving directions
10. Notice of Intent

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CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC-07-_____

A PETITION
TO AMEND THE ZONING ORDINANCE
Zoning Map Amendment
ZMA 07-0001

El Dorado Village
1700 block of El Dorado Street (west side)
APNs 0056-024-020, -030, -040, -050, -060, and -070

I. GENERAL FINDINGS

WHEREAS an application was filed by Glenn Gorden seeking approval for Zoning Map Amendment 07-0001 to allow a change in the zoning of the properties listed above from Intensive Use Limited to Planned Development Residential;

WHEREAS the City of Vallejo Planning Commission conducted a duly noticed public hearing to consider the application for Zoning Map Amendment 07-0001 on November 19, 2007, at which testimony and evidence, both written and oral, was 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. An Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration were prepared by the City and made available to the public for review on October 15, 2007. The Notice of Intent to Adopt the Mitigated Negative Declaration was duly sent, posted, and available for public review.

Section 2. The Planning Commission finds that the Initial Study identifies potentially significant effects for which the project's proponent agrees to make project revisions and follow mitigation procedures that clearly mitigate the effects, and the revised project, with mitigation, 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 Section 7 "Environmental Determination" of the staff report attached hereto and incorporated herein by this reference.

III. FINDINGS RELEVANT TO REZONING, PROJECT APPROVAL, AND FOR DETERMINATION OF PROJECT CONSISTENCY WITH APPLICABLE GENERAL PLAN

Section 4. The Planning Commission finds that applicant submitted an application for an Amendment to the City of Vallejo's Zoning Ordinance, in that the applicant seeks a change to the zoning map to allow for the development of 6 parcels into a 24-unit townhome condominium project.

Section 5. The Planning Commission finds that amendments to the City of Vallejo's Zoning Ordinance are subject to the procedures contained in Chapter 16.86 of the City of Vallejo Municipal Code, and that such amendment may be initiated by a verified petition of one or more property owners pursuant to Vallejo Municipal Code section 16.86.030.

Section 6. The Planning Commission finds that the amendment is consistent with the General Plan, zoning regulations and subdivision regulations in that:

1. The General Plan Land Use Element designates the property as High Density Residential. The proposed rezoning of the six parcels to Planned Development Residential is clearly compatible with the General Plan Land Use Designation.
2. The proposed 24-unit townhome condominium project is consistent with the General Plan Land Use designation of High Density Residential and with the proposed zoning map designation of Planned Development Residential.
3. The tentative map for the project provides 24 residential parcels ranging in size from 1,000 square feet to 1,355 square feet, with one remainder parcel containing the access driveway, tot lot, pocket park, and rear paseo.

IV. RESOLUTION RECOMMENDING AMENDMENT TO THE ZONING ORDINANCE FOR THE EL DORADO STREET VILLAGE.

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby APPROVES this petition to amend the zoning ordinance, forwarding a recommendation of approval to City Council to adopt Zoning Map Amendment 07-0001 for the El Dorado Village, based on the findings contained in this resolution, with reference to the staff report attached hereto and incorporated herein and subject to the Conditions of Approval attached hereto and incorporated herein by reference. The monitoring or reporting program included in the Mitigated Negative Declaration is hereby adopted.

V. VOTE

PASSED and APPROVED 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:

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AYES:
NOES:
ABSENT:

CHARLES LEGALOS, CHAIRPERSON
City of Vallejo PLANNING COMMISSION

Attest:

Don Hazen
Planning Commission Secretary

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC-07-_____

**A RESOLUTION OF THE PLANNING COMMISSION
APPROVING A TENTATIVE MAP APPLICATION
(TM 07-0002)**

and

**A MINOR EXCEPTION
(ME 07-0001)**

and

**RECOMMENDING CITY COUNCIL APPROVE
A MASTER PLAN/UNIT PLAN
(PD 07-0001)**

for

El Dorado Village

1700 block of El Dorado Street (west side)

APNs 0056-024-020, -030, -040, -050, -060, and -070

I. GENERAL FINDINGS

WHEREAS an application was filed by Glenn Gorden seeking approval for a Master Plan/Unit Plan, Tentative Map, and Minor Exception to allow the development of a 24-unit townhome condominium project of six existing parcels,

WHEREAS the City of Vallejo Planning Commission conducted a duly noticed public hearing to consider the application for the Master Plan/Unit Plan, Tentative Map, and Minor Exception on November 19, 2007, at which testimony and evidence, both written and oral, was 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. An Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration were prepared by the City and made available to the public for review on October 15, 2007. The Notice of Intent to Adopt the Mitigated Negative Declaration was duly sent, posted, and available for public review.

Section 2. The Planning Commission finds that the Initial Study identifies potentially significant effects for which the project's proponent agrees to make project revisions and follow mitigation procedures that clearly mitigate the effects, and the revised project, with mitigation, 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 Section 7 "*Environmental Determination*" of the staff report attached hereto and incorporated herein by this reference.

III. FINDINGS RELEVANT TO TENTATIVE MAP, MINOR EXCEPTION, AND MASTER PLAN/UNIT PLAN AND FINDINGS FOR PROJECT APPROVAL AND FOR DETERMINATION OF PROJECT CONSISTENCY WITH APPLICABLE GENERAL PLAN

Section 4. The Planning Commission finds that the applicant submitted an application for a Tentative Map, a Minor Exception, and a Master Plan/Unit Plan, which are required for the 24-unit townhome condominium project. Tentative Map approval is governed by Chapter 15.08 of City of Vallejo Municipal Code.

Section 5. The Planning Commission finds, based on the facts contained in the staff report attached hereto and incorporated herein by this reference, and given the evidence presented at the public hearing, and subject to the conditions attached to this resolution, that:

1. The tentative map is consistent with the goals and policies of the Vallejo General Plan.
2. The design and improvements of the proposed subdivision is in conformance with Title 15 "Subdivisions" and Title 16 "Zoning Ordinance" of the Vallejo Municipal Code.
3. The tentative map is in conformance with the Subdivision Map Act.
4. The site is physically suitable for the proposed density of development.
5. The design of the subdivision and proposed improvements would not cause significant environmental damage or substantially injure fish or wildlife or their habitat.
6. The design of the subdivision and improvements will not cause serious public health problems.
7. The design of the subdivision and improvements would not conflict with easements of record, or established by a court of competent jurisdiction acquired by the public at large, for access through or use of property within the proposed subdivision.
8. The subdivision and improvements are no proposed for lands subject to the Williamson Act and are consistent with the requirements of Section 66474.4 of the Government Code.

Section 6. The Planning Commission also finds, based on the facts contained in the staff report attached hereto and incorporated herein by this reference, and given the evidence presented at the public hearing, and subject to the conditions attached to this resolution, that:

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1. The minor exception to the width of the covered parking spaces will not exceed twenty-five percent of the prescribed width for covered parking spaces. Additionally, the elimination of the five guest parking spaces would not exceed twenty-five percent of the prescribed number of parking spaces.
2. The minor exception to the width of the covered parking spaces and the elimination of five guest parking spaces would not adversely affect any development or persons upon abutting property, with adversely affect meaning to impact in a substantial, negative manner the economic value, habitability, or enjoyability of properties.
3. The minor exception to the width of the covered parking spaces and the elimination of five guest parking spaces would not result in a hazard to pedestrian and/or vehicular traffic.
4. The minor exception to the width of the covered parking spaces would be reasonably necessary to the sound development of the property and the elimination of five guest parking spaces would result in better environmental quality of development of the property than without such exceptions.

Section 7. In addition, the Planning Commission finds, based on the facts contained in the staff report attached hereto and incorporated herein by this reference, and given the evidence presented at the public hearing, and subject to the conditions attached to this resolution, that:

1. The master plan/unit plan is consistent with the goals and policies of the Vallejo General Plan.
2. The master plan/unit plan furthers the stated purpose of the planned development district.
3. The master plan/unit plan is in conformity with public convenience, the general welfare, and good land use practice.
4. The master plan/unit plan will not be detrimental to health, safety, and general welfare.
5. The master plan/unit plan will not adversely affect the orderly development or the preservation of property values.
6. The unit plan is consistent with the intent, purpose, and development standards of the master plan.
7. The unit plan provides four structures with six units each that are well-related to each other and, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color, and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area.
8. The unit plan is of a quality and character that harmonizes with, and serves to protect the values of, private and public investments in the area.

IV. RESOLUTION RECOMMENDING APPROVAL OF THE TENTATIVE MAP AND MINOR EXCEPTION FOR El Dorado VILLAGE, SUBJECT TO CONDITIONS OF APPROVAL

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby

APPROVES the Tentative Map and Minor Exception application (TM 07-0002 and ME 07-0001) for El Dorado Village, based on the findings contained in the staff report attached hereto and incorporated herein and subject to the Conditions of Approval attached hereto and incorporated herein by reference.

V. RESOLUTION FORWARDING A RECOMMENATION OF APPROVAL OF THE MASTER PLAN/UNIT PLAN FOR EL DORADO VILLAGE, SUBJECT TO CONDITIONS OF APPROVAL

LET IT FURTHER BE RESOLVED that the Planning Commission hereby recommends that the City Council APPROVES the Master Plan/Unit Plan application (PD 07-0001) for El Dorado Village, based on the findings contained in the staff report attached hereto and incorporated herein and subject to the Conditions of Approval attached hereto and incorporated herein by reference.

VI. VOTE

PASSED and APPROVED 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

CONDITIONS OF APPROVAL (revised)
PD 07-0001, TM 07-0002, and ME 07-0001
(APNs 0056-024-020, -030, -040, -050, -060, and -070)

A. Planning Division

1. Submit a numbered list to the Planning Division stating how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project.
2. All exterior lighting shall be directed and shielded so as not to glare onto adjoining residential properties.

PROJECT REQUIREMENTS:

A. Planning Division

1. Approval of the Tentative Map and Minor Exception are conditional upon the approval of the Zoning Map Amendment and Master Plan/Unit Plan.
2. Conceptual landscape plans were included in the project plans. Prior to building permit submittal, submit 3 sets of landscaping plans prepared by a registered landscape architect to the Planning Division for review and approval. The requirement for a registered landscape architect may be waived at the discretion of the Planning Manager. Landscape plans shall comply with Chapter 16.70 (VMC), and are to include the following:
 - a. a minimum of 14 City-approved street trees to be planted at least 6 feet from any sewer line;
 - b. specification of low growth type species adjacent to doors, windows, and walkways;
 - c. low-water using and drought-resistant plant materials;
 - d. screening of required backflow preventer;
 - e. all trees to be minimum of 15 gallon, double staked; at least 50 percent of the proposed shrubs shall be a minimum of 5 gallon;
 - f. irrigation plan indicating all components of the irrigation system including sprinklers and other outlets, valves, backflow prevention devices, controllers, piping, and water usage; and
 - g. 6 inch high curbing around planters.

Prior to occupancy/final building inspection, install landscaping and irrigation per approved plans. The landscape architect shall verify in writing that the landscaping and irrigation have been installed in accordance with the approved landscaped plans with respect to size, health, number and species of plants, and the overall design concept.

B. Building Division

1. Project must comply with current building standards in effect at time of submittal for building permits. 2007 California Building Code is in effect as of January 1, 2007.

C. Department of Public Works

1. The entire property is within 100-yr flood zone and floodway. Therefore, prior to obtaining grading permit applicant shall apply to Federal Emergency Management Administration (FEMA) for Conditional Letter of Map Revision (COMR).
2. Due to multiple trenching along El Dorado Street, the entire El Dorado Street fronting the property shall be ground and overlaid from curb to curb per City standard.
3. Grind and overlay curb to curb up to minimum five feet beyond last trench on Illinois and Arkansas Streets fronting the property per City standard.
4. Remove all existing driveway approaches fronting the property that will not be used with City standard curb, gutter and sidewalk.
5. Entrance to private driveway from public streets shall be standard driveway approach.
6. In order to have proper striping, 20 feet of private access at both ends shall have concrete/asphalt pavement without texture.
7. Fronting property on Arkansas and Illinois Streets shall be designated "No Parking" zone.
8. Landscape and utility plan shall be designed in such away that traffic line of sight shall not be blocked at the exit driveways.
9. All water meters shall be installed behind the sidewalk.
10. Install standard stop sign and stop marking at both exits of private alley (access road).
11. Install "No Parking" sign within private alley every 75 feet on both sides.
12. Install required standard street lights fronting the property per City standard.

13. Install standard handicap ramp at the two corners of property at Illinois and El Dorado Streets and Arkansas and El Dorado Streets.
14. Establish a Homeowners Association for operation and maintenance of private landscape, irrigation system, drainage system, fences, alley, paseo, lights, signs, striping, and other private facilities subject to the approval of the Planning Division, Public Works Director, Vallejo Sanitation and Flood Control District (VSFCD), and the City Attorney. The Covenants, Conditions, and Restrictions of all deeds issued within the subdivision shall contain provisions requiring participation in said Homeowners Association.
15. Prior to issuance of building permit, submit for review and secure approval of the Covenants, Conditions, and Restrictions by the City Attorney, Planning Manager, VSFCD, and Public Works Director.
16. Homeowners Association must accept common areas before City acceptance of subdivision.
17. Submit address map for assignment of street address for this project.
18. Prior to building permit submittal, submit a final map prepared by a qualified registered civil engineer or land surveyor for review and approval. The submitted map shall include all documents necessary for map review (title report, closure calculations, monument security, fees, etc.).
19. Prior to approval of the final map, the applicant shall pay the city charges required by Solano County for providing copies of the recorded map to the city.
20. Prior to occupancy/final inspection, install required street trees fronting the property. Street tree shall be selected from City's approved street tree list. (VMC, Section 15.06.190 and Regulations and Standard Specifications Section 3.3.48).
21. Pay map checking fee. (Resolution No. 02-55 N.C.)

Additional standard comments that may apply are:

PW1 through PW19

D. Fire Prevention

1. Submit a numbered list to the Fire Prevention Division stating how each condition of project approval will be satisfied.
2. The project shall conform to all applicable requirements of Title 19 – Public Safety, 1998 CFC, and all VMC Amendments.

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3. Automatic fire sprinkler/extinguisher systems are required for all residential, commercial, and industrial occupancies.
4. Prior to occupancy/final building inspection, install 3A-40BC portable fire extinguishers as required by the Fire Prevention Division.
5. Prior to occupancy/final building inspection, install approved numbers or addresses on all buildings positioned to be clearly visible and legible from the street. Residential buildings shall have numerals or letters not less than 3 inches in height and of an approved color that contrasts with the background.
6. Prior to occupancy/final building inspection, install "No Parking/Fire Lane" signs along interior access roadways in locations where vehicle parking would encroach on a 20-foot clear width of roadway (CVC Section 22500.1; CalTrans Traffic Manuel, sign # R26F).
7. Prior to occupancy/final building inspection, all applicable fees shall be paid and a final Fire Prevention inspection shall be conducted. All meetings and inspections require a minimum 24-hour advance request.
8. Development sites shall be maintained weed-free during construction.
9. Additional fire hydrant(s) may be needed in the street right-of-way. Submit a complete set of plans for review and approval. All hydrants are to have "blue dot" highway reflectors installed on the street adjacent to the driveway to clearly identify the fire hydrant locations.
10. If security gates are desired at the entrance to the project, it shall be provided with a Fire Department-approved entry system.
11. In Residential (Group R) Occupancies, single station smoke detectors shall be installed prior to occupancy/final building inspection in each sleeping area and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit is of more than one story (including basements), there shall be a smoke detector on each story. When a story is split into more than one level, the smoke detector shall be installed on the upper level.
12. Every sleeping room below the fourth story shall have at least one exterior opening for rescue purposes. The opening shall be a minimum of 5.7 square feet and 20 inches wide by 24 inches high. The finished sill height of the opening shall be no higher than 44 inches from the floor. Ladder access shall be provided for buildings over the first floor.

E. Vallejo Sanitation and Flood Control District

1. Prior to building permit submittal, a VSFCD Connection Permit is required. Pay all applicable review and connection fees.
2. Prior to occupancy/final building inspection, provide standard VSFCD cleanout at the right-of-way/easement line per District standards and a two-way cleanout at the building per the U.P.C.
3. Direct roof drainage across non-paved areas prior to entering storm drain inlets and gutter, when feasible.
4. Incorporate into the plans the District's standard notes for sewer and storm drain. Incorporate into the plans the District's standard drawings for manholes, cleanouts, laterals, catch basins, and pipeline construction. Please label on the drawings the sewer and storm drains that will be private and/or public.
5. The existing five foot sewer easement shall be maintained and no new construction shall encroach above the easement.
6. Private and public systems shall be constructed to District's specifications. The filter trench shall be maintained by the Homeowners Association.

See attached "Standard plan notes of the Vallejo Sanitation and Flood Control District".

F. Water Division

1. Submit a numbered list to the Water Division stating how each condition of project approval will be satisfied.
2. All water system improvements shall be consistent with the Vallejo Water System Master Plan, 1985, prepared by Kennedy/Jenks Engineers, as updated by Brown & Caldwell, 1996. Prior to building permit issuance, water system improvement plans shall be submitted to the Water Superintendent for review and approval, and shall contain at least:
 - a. Location and size of fire sprinkler service connection(s).
 - b. Location and size of domestic service connection(s).
 - c. Location and size of irrigation service connection(s).
 - d. Location of fire hydrants.
 - e. Location of structures with respect to existing public water system improvements, such as mains, meters, etc.
 - f. Location and size of backflow prevention devices (required on water service connections to irrigation systems, certain commercial water users, and to commercial fire sprinkler systems, per City Ordinance 922 N.C. (2d)).

3. Fire flow and pressure requirements of the Fire Department shall be satisfied. Fire flow at no less than 25 psig residual pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure. For single-family residential units, the fire flow is 1500 gpm. For other developments, see the Vallejo Water System Master Plan, 1985, prepared by Kennedy Jenks and its latest update by Brown and Caldwell dated April 1996.
4. Prior to building permit issuance, submit hydraulic calculations that demonstrate compliance with the fire flow requirements to the Water Superintendent.
5. Fire hydrant placement and fire sprinkler system installation, if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied.
6. Easements shall be granted for all water system improvements installed outside the public right-of-way in the City's Standard Form for Grant of Water Line Easement with the following widths:
 - a. 15 ft. wide (minimum) for water mains.
 - b. 10 ft. wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc.
7. Each unit or structure shall be metered separately.
8. Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections, disinfections, construction water, and other services provided by the City with respect to the water system improvements. The Water Division may be contacted for a description of applicable fees.
9. Prior to occupancy or final building inspection, install water system improvements as required. Backflow devices/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.
10. Individualized water services/meters for these units shall be situated along the frontage at El Dorado Street. Combined services along Illinois and Arkansas Streets shall show specific details on how these services are split and metered.

GENERAL REQUIREMENTS:

1. All businesses on the premises and all contractors and subcontractors working on the project shall obtain current City of Vallejo business licenses.

2. The conditions herein contained shall run with the property and shall be binding on the applicant and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.
3. The applicant shall defend, indemnify, and hold harmless the City of Vallejo and its agents, officers, and employees from any claim, action, or proceeding against the City and its agents, officers, and employees to attack, set aside, void, or annul this approval by the City. The City may elect, at its discretion, to participate in the defense of any action.

AT

APPENDIX G

Environmental Checklist Form

1. Project title: El Dorado Townhomes

2. Lead agency name and address:

City of Vallejo Planning Division
P.O. Box 3068
555 Santa Clara Street
Vallejo, CA 94590

3. Contact person and phone number: Katherine Donovan, 707-648-4327

4. Project location: West side of El Dorado Street between Illinois and Arkansas Streets

5. Project sponsor's name and address:

Glenn Gorden
6435 Zumirez Drive, #19
Malibu, CA 90265

6. General plan designation: High Density Residential 7. Zoning: Intensive Use - Light

8. Description of project:

The proposed project consists of the development of a 24-unit townhouse development consisting of 4 buildings, each with 6 units. The buildings would be 3 stories, with two-car garages on the ground floor accessed from a private driveway running between Illinois and Arkansas Streets. Twelve of the units would front on El Dorado Street and twelve units would front on a paseo developed between this property and the adjacent properties to the west. The project would require that the property be rezoned from Intensive Use – Light to Planned Development Residential but would be consistent with the General Plan designation of High Density Residential. A minor exception would be required to the garage widths and to excuse the provision of 5 guest parking spaces.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The property is in a transitional area, with commercial and industrial development to the east, industrial uses to the north, and residential uses (both single-family and multi-family) to the south and west. The property has been used as an auxiliary lot for a moving and storage company for many years.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics		Agriculture Resources	▶	Air Quality
Biological Resources	▶	Cultural Resources	▶	Geology /Soils
Hazards & Hazardous Materials	▶	Hydrology / Water Quality		Land Use / Planning
Mineral Resources		Noise		Population / Housing
Public Services		Recreation		Transportation/Traffic
Utilities / Service Systems		Mandatory Findings of Significance		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ▶ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the

effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Signature

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.

- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

SAMPLE QUESTION

Issues:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

There are no scenic vistas within the project vicinity.



b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

There are no scenic resources within the vicinity of the project.



Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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c) Substantially degrade the existing visual character or quality of the site and its surroundings?

The site is currently occupied by an aged warehouse building and storage containers. The proposed residential buildings would improve the visual character and quality of the site.



d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The proposed residential development would provide lighting similar to and compatible with existing residential development in the vicinity and would not create a new source of substantial light or glare. All new light sources shall comply with all applicable regulations, standards, and policies of the Vallejo Municipal Code and the Vallejo General Plan.



II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The project is not located on any designated Farmland.



b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The existing zoning for the project is not agricultural and there is no Williamson Act



Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Contract associated with the project.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? ▶

The project is not located in the vicinity of any Farmland and would not involve in any changes that would result in conversion of Farmland to non-agricultural use.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan? ▶

The primary source of air pollution emissions associated with residential projects is from motor vehicles traveling to and from the project. Table 5 of the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines indicates that residential projects with fewer than 320 units would not produce potentially significant emissions. As the proposed project is for 24 units, it would not exceed the level of significance for air pollution emissions and, therefore, would not conflict with or obstruct implementation of the Bay Area 2005 Ozone Strategy, the latest applicable air quality plan.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? ▶

Construction-related air quality impacts are anticipated with any construction project. The following mitigation measures, as recommended by BAAQMD for all construction sites, would be required for the project:

- *Water all active construction areas at*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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least twice daily.

- *Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.*
- *Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.*
- *Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.*
- *Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.*

Implementation of these mitigation measures would reduce potential construction-related air quality impacts to a less-than-significant level.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Figure 2 "Evaluating Cumulative Impacts" of the BAAQMD's CEQA Guidelines is a flow chart designed to assist in determining a project's potential cumulative impacts. As illustrated by the flow chart, the project would not have a significant cumulative impact because: 1) the City's General Plan population projections are consistent with CAP and ABAG projections; 2) the rate of increase in vehicle miles traveled would not exceed the rate of increase in population; 3) the General Plan implements CAP transportation control measures; 4) the General Plan provides buffer zones around sources of odors, toxics, and accidental releases; and 5) the project is consistent with

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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the City's General Plan.

d) Expose sensitive receptors to substantial pollutant concentrations?



The project consists of the development of a 24-unit townhome complex and would not expose sensitive receptors to substantial pollutant concentrations or objectionable odors.

e) Create objectionable odors affecting a substantial number of people?



See d) above.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?



The project site was previously developed and is located in a developed area with no natural habitat, riparian habitat, wetlands, or waterways in the vicinity.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?



See a) above.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?



See a) above.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife



Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

See a) above.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The City has no policies or ordinances protecting biological resources and, as this is a developed site with no existing landscaping, there are no such resources on the site.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

There are not conservation plans affecting properties in the project vicinity.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

There are no known historic, archaeological or paleontological resources, unique geologic features, or evidence or expectation of finding human remains on or near the site; however, should any such resources, evidence, or remains be discovered during any phase of the project, the following mitigation measure would limit impacts to a less-than-significant level:

- *In the event that unsuspected historical, archaeological, or paleontological resources or human remains are discovered during any phase of the project, land alteration work within 50 feet of the find shall be halted, the Planning Division shall be notified, and a qualified professional in the appropriate field shall be consulted to*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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evaluate the resource and an appropriate management plan has been determined and adopted. If human remains are discovered, the County Coroner shall be notified. If the coroner determines that the remains are of Native American decent, the coroner shall contact the Native American Heritage Commission within 24 hours of the determination.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?



See a) above.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?



See a) above.

d) Disturb any human remains, including those interred outside of formal cemeteries?



See a) above.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.



The project site is not within the Alquist-Priolo Earthquake Fault Zone as defined by the California Geologic Survey. The project site is therefore not susceptible to ground surface rupture during an earthquake.

ii) Strong seismic ground shaking?



Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Although the project site is not located within the Alquist-Priolo Earthquake Fault Zoning Map, the San Francisco Bay Area is one of the most seismically active regions in the United States. The project is within twenty-five miles of three active fault zones: the West Napa Fault Zone, the Concord-Green Valley (South) Fault Zone, and the Rodgers Creek Fault Zone. Although potential ground shaking at the site cannot be mitigated, adherence to the most currently California Building Code requirements for Seismic Zone 4 would mitigate the danger of ground shaking to the extent feasible, reducing the impact to a less-than-significant level.

iii) Seismic-related ground failure, including liquefaction?

According to the Susceptibility Map of the San Francisco Bay Area, the project is rated as low to moderate risk of liquefaction. The structural design of the project would be required to comply with recommendations of the soils report for the project and with the applicable California Building Code. Compliance with these requirements would reduce impacts to a less-than-significant level.

iv) Landslides?

The site is in a level area and would not be at risk to landslides.

b) Result in substantial soil erosion or the loss of topsoil?

As the project would result in coverage of the site with buildings, paving, and landscaped areas, there would be no soil erosion as a result of project implementation. The site is currently paved over a bed of gravel, so there is no top soil remaining on the site.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The project is located on a flat plane and is not in danger of on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

According to the Geotechnical Investigation prepared for the project by KC Engineering Company on June 1, 2007, from a geotechnical standpoint, the site is suitable for the proposed townhome development provided the recommendations presented in the report are incorporated into the project plans and specifications.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The City's sewer system would serve this property, so septic tanks or alternative waste water disposal systems would not be needed.

VII. HAZARDS AND HAZARDOUS MATERIALS B Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

The project would not include the routine transport, use, or disposal of hazardous materials except at normal residential levels, which would be considered less than significant.

There were previously three underground fuel storage tanks on the site that were removed in 1989. The site was subject to an Underground Storage Tank Investigation in 1995 and received a Remedial Action

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Completion Certification from the San Francisco Bay Regional Water Quality Control Board and the Solano County Department of Environmental Management on January 28, 1997.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?



See a) above.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?



See a) above.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?



The site is not included on a list of hazardous materials sites compiled pursuant to Gov. Code Section 65962.5.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?



The project is not located within an airport land use plan or within two miles of an airport.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?



The project is not within the vicinity of a private airstrip.

g) Impair implementation of or physically

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
interfere with an adopted emergency response plan or emergency evacuation plan? <i>The project would not include any alteration to the existing roads or other infrastructure that could adversely affect the implementation of an emergency response plan.</i>				▶

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? <i>The project is on an infill site surrounded by urban development with no wildlands intermixed.</i>				▶
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VIII. HYDROLOGY AND WATER QUALITY
-- Would the project:

a) Violate any water quality standards or waste discharge requirements? <i>The property is currently paved. Implementation of the project would include the development of yards for each individual property as well as landscaped areas for the tot lot and pocket park, which would increase natural infiltration of storm water on-site, decreasing stormwater peak flows and runoff volumes.</i>				▶
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b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? <i>Groundwater recharge would be increase through project development as existing paving would be removed and replaced with landscaping (see a above).</i>				▶
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c) Substantially alter the existing drainage pattern				
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

There is no river or stream on-site and the site, although within the 100-year flood hazard area, is not within a floodway. Any change in the drainage pattern in the area would be minimal.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

See a) and c) above.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

See a) above.

f) Otherwise substantially degrade water quality?

The project is a 24-unit residential project. Residential projects of this size are not considered likely to substantially degrade water quality.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The project would be within the 100-year flood hazard area per Flood Insurance Rate Map, Community Panel number 060374 0005 C; however, the property would be removed from the flood hazard area by placing fill on the site. As a condition of project approval, the applicant shall apply to the Federal Emergency Management Administration (FEMA) for a Conditional Letter of Map Revision prior to obtaining a grading permit from the City of Vallejo and

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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prior to final occupancy, the applicant shall provide a Letter of Map Revision from FEMA. Removal of the property from the 100-year flood hazard area would reduce any potential impacts to a less-than-significant level.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?



See g) above.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?



There are no dams or levees in the vicinity of the project.

j) Inundation by seiche, tsunami, or mudflow?

The project is not located in the vicinity of a large body of water that could be the source of a seiche or tsunami. As the project is located in an area that is relatively flat, there is no threat of mudflows in the vicinity.



IX. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community?

The project would not physically divide an established community. The property is located between a residential area and an industrial/commercial area and would provide a transition between the two land uses.



b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?



The project is consistent with the General

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Plan designation for the property. The current zoning designation of Intensive Use Limited is not consistent with the General Plan designation and the change in zoning required for the project would bring the zoning into conformance with the General Plan designation for this property.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

There is no applicable habitat conservation plan or natural community conservation plan for the area.



X. MINERAL RESOURCES - Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

There are no known mineral resources at the project site.



b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

There are no mineral resource recovery sites in the vicinity.



XI. NOISE - Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The project is not located near any noise-generating land uses. The proposed residential project would provide a noise environment compatible with other residential development in the vicinity.

Existing industrial uses in the vicinity do not produce significant noise levels and any future uses would be required to comply with the City's noise standards, which would



Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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protect residents of the project from excessive noise impacts.

Short-term construction-related noise levels may be in excess of the standards established in the General Plan; however, short-term noise impacts are not considered significant impacts. Nevertheless, the following mitigation measures shall be implemented to lessen construction-related noise impacts:

- 1. Locate stationary noise generating equipment as far as possible from sensitive receptors, including residential uses to the south and west of the site. Acoustically shield stationary noise sources when located in areas adjoining sensitive receptors.*
- 2. Utilize "quiet" air compressors and other "quiet" equipment where technology exists.*
- 3. Prohibit unnecessary idling of construction equipment.*
- 4. Properly maintain and muffle all internal combustion-driven construction equipment.*
- 5. The contractor shall prepare a detailed construction plan identifying the schedule for noise-generating construction activities. The construction plan shall identify a procedure for coordination with the adjacent noise-sensitive residential uses so that construction activities can be scheduled to minimize noise disturbances.*
- 6. Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented.*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. (The City shall be responsible for designating a noise disturbance coordinator and the project sponsor shall be responsible for posting the phone number and providing construction schedule notices).

7. *Noise-generating construction activities shall be limit to the hours of 7:00 a.m. to 6 p.m. Monday through Friday. No construction shall occur on weekends or public holidays.*

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?



See a) above.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?



See a) above.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?



See a) above.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?



The project is not located within an airport land use plan or within two miles of an airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?



Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project is not within the vicinity of a private airstrip.

XII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?



The proposed project would provide 24 housing units, which is within the increase in housing anticipated in the City's General Plan and the Association of Bay Area Government (ABAG) projections 2007. In addition, the size of the project would preclude it from inducing substantial population growth.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?



The project would not displace any existing housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?



The project would not displace any people.

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

The project consists of the redevelopment of a property previously used for parking and storage by a moving and storage company. The location is within the developed area of

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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the City and the limited size of the project precludes any need for an expansion of public services. In addition, the project is within the projections for additional housing units within the City's General Plan and ABAG's Projections 2007. The City collects impact fees for both schools and parks, which would reduce impacts to these services to a less-than-significant level.

Fire protection?

See a) above.



Police protection?

See a) above.



Schools?

See a) above.



Parks?

See a) above.



Other public facilities?

See a) above.



XIV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?



The City Municipal Code requires developers to dedicate land or pay a fee in lieu of the land dedication, or a combination of both, at the option of the City, for park, recreation, or open space purposes. This City requirement mitigates any potential impact of the project on parks and recreational facilities.

The project is approximately three blocks from Washington Park. This distance is generally accepted as within walking distance of the project and would provide additional recreational opportunities to

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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residents of the development. In addition, the Vallejo Plunge, which is available for public use during the summer months, is also within three blocks of the project site.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The project includes a tot lot and a pocket park; however, these facilities are part of the project and would be privately owned and maintained by the homeowners association. Therefore, the project would not have an adverse physical effect on the environment.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

The proposed project would provide 24 townhome units. The trip generation rate provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, Seventh Edition, for this use type is an average of 4.8 trips per unit per day, with 0.51 trips during the peak a.m. hours (7 a.m. to 9 a.m.). This would equate to a total average of 115.2 trips per day, with approximately 12.24 of these trips occurring during the peak a.m. hours. This increase in traffic would be considered less than significant and would not change the existing level of service on surrounding streets.

The project site is also served by two Vallejo Transit bus routes: Route 1, the South Vallejo / Rancho Vallejo route, and Route 6, the Beverly Hills / Tennessee Street route.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Both routes stop at the intersection of Tennessee Street and Broadway, two blocks from the project site. Route 1 provides service either north or south every half-hour Monday through Friday from about 5:20 a.m. to about 8 p.m. and every half hour starting at about 7 a.m. and ending at about 9:30 p.m., with on bus at 10:30 p.m., on Saturdays and holidays. Route 6 provides service once per hour (twice per hour for the first hour of service) Monday through-Friday from about 5:40 a.m. to about 8:00 p.m. and from about 7 a.m. to 7 p.m. on Saturdays and Holidays. Bus service is provided on only one route, Route 5/7, the Redwood / Gateway / Springs Road route, on Sundays. This route runs down Florida Street, approximately a half-mile from the project site.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?



The project size would preclude it from having a significant impact on the level of service on designated roadways.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?



The proposed project is to develop 24 residential units. The limited size of the project would preclude any change in air traffic patterns resulting from the project.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?



The project would not change the existing grid system in the project vicinity. Project traffic would enter and exit the project site

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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from the interior drive aisle, perpendicular to Illinois and Arkansas Street. The driveway intersection would be controlled by a stop sign at the driveway entrance to the street, which would prevent the intersection of the driveway and street from being dangerous.

e) Result in inadequate emergency access?

The project would not result in any change to the existing emergency access to other uses in the vicinity. Adequate emergency access has been provided for the project in the site design.



f) Result in inadequate parking capacity?

The City's parking standard for multi-family residential uses is two parking spaces per unit and one guest space per unit. The project provides two spaces per unit with no guest spaces, which would fall short of the City standard by five spaces; however, because all access is provided by one driveway from Illinois to Arkansas Street, a total of approximately 18 on-street parking spaces would be available. Given the limited parking demand of the warehouse-type uses in the vicinity, the on-street parking would more than off-set the loss of five spaces on-site.



g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

There are no adopted policies, plans, or programs supporting alternative transportation that would be affected by the project. There are no bus turnouts in the vicinity of the project. As the project is for individually owned units, bicycle storage would be provided by each homeowner as needed.



XVI. UTILITIES AND SERVICE SYSTEMS B

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?



The project is within the development parameters anticipated in the Vallejo General Plan and ABAG Projects 2005. The project conditions of approval contain Best Management Practices (BPM) that would ensure that the project would not exceed wastewater treatment requirements of the Bay Area Regional Water Quality Control Board (BARWQCB).

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?



The project is within the development anticipated in the General Plan and can be served by the existing water and wastewater treatment facilities and would not result in the expansion of those facilities.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?



The project site is currently paved. The construction of the project would result in a decrease in the amount of impervious service, which would result in a decrease in the input to the storm water drainage system. Therefore, the project would not require an expansion of the existing system.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?



Sufficient water supplies are available from existing entitlements and resources to serve the project.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The project is within the anticipated housing increase for the City, which has been determined to be adequately met by the existing capacity of the Vallejo Sanitation and Flood Control District.



f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The City of Vallejo has an exclusive contract with Vallejo Garbage Service, Inc. to collect and transport solid waste and recyclable material to the Devlin Road Transfer Station in American Canyon, Ca. Waste from the Devlin Road facility is transported to Keller Canyon Landfill in Contra Costa County for ultimate disposal. Keller Canyon Landfill is permitted to receive up to 3,500 tons of waste per day and currently receives about 2,500 tons of waste per day. The California Integrated Waste Management Board lists the expected closure date of the landfill to be December 31, 2030. The landfill has a total capacity of over 75 million cubic yards and a remaining capacity of over 68 million cubic yards. Therefore, the proposed project would be served by a landfill with sufficient capacity to accommodate its solid waste disposal needs.



g) Comply with federal, state, and local statutes and regulations related to solid waste?

The City of Vallejo has adopted a construction and demolition (C&D) debris recycling ordinance to redirect C&D materials away from landfills. The ordinance requires that at least 50 percent of the C&D debris and at least 75 percent of concrete and asphalt generated from a



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construction site be salvaged and/or recycled. In addition, the City requires that curbside recycling and yardwaste collection be provided for all residential subdivisions within the City's jurisdiction. Compliance with the City's C&D ordinance during construction and the provision of curbside recycling and yardwaste collection service after construction would ensure that the project complies with local and state laws related to waste reduction.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
The project has no potentially significant impacts.



b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
The project would not result in any potentially significant cumulative impacts.



c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
With the proposed mitigation, the project would not have any environmental effects that would cause substantial adverse effects on human beings, either directly or



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indirectly.

SUPPORTING INFORMATION SOURCES

1. Project Specific Factor/Project Design
2. Geotechnical Investigation on Proposed Townhome Development, El Dorado Street, KC Engineering Company, June 1, 2007.
3. Underground Storage Tank Investigation Report, 623 Broadway, Versar, Inc. – Sacramento, January 11, 1995.
4. Letter from Ricardo M. Serrano, Solano County Department of Environmental Management to Mr. Brad Job, California Regional Water Quality Control Board, re: update of site information, dated October 16, 1996.
5. Letter from Ricardo M. Serrano, Solano County Department of Environmental Management to Mr. Brad Job, California Regional Water Quality Control Board, re: request for closure, dated October 16, 1996.
6. Case Closure Summary, Leaking Underground Fuel Storage Tank Program, October 16, 1996.
7. Letter from Ricardo M. Serrano, Solano County Department of Environmental Management to Mr. Marcel Campbell re: Underground Storage Tank Case Closure, dated January 28, 1997.
8. City of Vallejo General Plan, July 1999.
9. City of Vallejo Municipal Code (as adopted).
10. State of California, Subdivision Map Act (Government Code Sections 66410 to 66499.58)
11. Vallejo Citywide Traffic Study, June 1994
12. BAAQMD CEQA Guidelines Assessing the Air Quality Impacts of Projects and Plans, Bay Area Air Quality Management District, April 1996, revised December 1999.
13. City of Vallejo, Regulations and Specifications for Public Improvements (as adopted)
14. City of Vallejo, Vallejo Water System Master Plan, 1985, prepared by Kennedy/Jenks Engineers, as updated by Brown & Caldwell, 1996.
15. City of Vallejo, 1995 Urban Water Management Plan
16. Vallejo Sanitation and Flood Control District, Wastewater Facilities Master Plan, 1992.
17. Vallejo Sanitation and Flood Control District, Storm Drainage Master Plan, 1992.
18. Greater Vallejo Recreation District Master Plan, January 11, 2007.

20. Uniform Building Code (as adopted)
21. Uniform Fire Code (as adopted)
22. Vallejo Fire Prevention Standards.
23. Verbal and/or written comments from Vallejo Department of Public Works (Engineering Division)
24. Verbal and/or written comments from Vallejo Water Division
25. Verbal and/or written comments from Vallejo Fire Prevention Division
26. Verbal and/or written comments from Vallejo Police Department
27. Verbal and/or written comments from Vallejo Sanitation and Flood Control District
28. Verbal and/or written comments from Vallejo City Unified School District
29. Verbal and/or written comments from Greater Vallejo Recreation District
30. Verbal and/or written comments from Pacific Gas and Electric Company
31. Verbal and/or written comments from Pacific Bell
32. California Department of Fish and Game
33. U.S. Fish and Wildlife Service
34. California Archeological Inventory, Northwest Information Center, Sonoma State University.
35. Federal Emergency Management Agency, Flood Insurance Program.
36. California Department of Conservation, Special Report 166 - Mineral Land Classification: Aggregate Materials in the San Francisco - Monterey Bay Area.
37. Office of Planning and Research, Hazardous Waste and Substance Sites List.
38. City of Vallejo, Emergency Operations Plan, September 1998.
39. Solano County Integrated Waste Management Plan.
40. Bay Area Stormwater Management Agencies Association, Start at the Source, 1999 Edition.
41. Department of Conservation, California Geological Survey, Fault-Rupture Hazard Zones in California, Interim Revision 2007.

42. Bay Area Air Quality Management District, Bay Area 2005 Ozone Strategy, January 4, 2006.

43. Bay Area Air Quality Management District, Bay Area 2000 Clean Air Plan, December 20, 2000.

44. Vallejo Transit website, www.vallejo-transit.com.

CITY OF VALLEJO

PROPOSED MITIGATED NEGATIVE DECLARATION

Based on completion of the attached Initial Study, the City of Vallejo has prepared this proposed Mitigated Negative Declaration for the following project pursuant to Resolution No. 96-447 N.C. adopted by the Vallejo City Council on December 10, 1996.

PROJECT ACTIONS: Zoning Map Amendment 07-0001, Planned Development 07-0001, Tentative Map 07-0002, and Minor Exception 07-0001

PROJECT DESCRIPTION: The proposed project would include a Zoning Map Amendment to rezone the property from Intensive Use - Limited to Planned Development Residential; a Master Plan/Unit Plan and a Tentative Map to develop 24 townhome units on individual lots on the 39,200-square-foot property; and a Minor Exception to allow an interior garage width of 19 feet, 4 inches and to eliminate the five required on-site guest parking spaces. The tentative map would subdivide the six existing parcels into 24 residential parcels and a remainder parcel containing the access driveway, the tot lot, and the pocket park. The residential parcels would range in size from 1,000 square feet to 1,355 square feet. The remainder parcel would be owned and maintained by the Homeowners Association.

LOCATION: 1700 block of El Dorado Street (west side);

APNs: 0056-024-020, 0056-024-030, 0056-024-040, 0056-024-050, 0056-024-060, and 0056-024-070

APPLICANT: Glenn Gorden

FINDING: This project could have a significant effect on the environment. However, the mitigation measures described below have been incorporated into the project or recommended as conditions of project approval, mitigating to less than a significant level the potential adverse environmental effect of this project action.

MITIGATIONS:

Air Quality

1. Water all active construction areas at least twice daily.
2. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
3. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

4. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.
5. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

Cultural Resources

1. In the event that unsuspected historical, archaeological, or paleontological resources or human remains are discovered during any phase of the project, land alteration work within 50 feet of the find shall be halted, the Planning Division shall be notified, and a qualified professional in the appropriate field shall be consulted to evaluate the resource and an appropriate management plan has been determined and adopted. If human remains are discovered, the County Coroner shall be notified. If the coroner determines that the remains are of Native American decent, the coroner shall contact the Native American Heritage Commission within 24 hours of the determination.

Geology and Soils

1. The structural design of the project shall comply with recommendations of the soils report for the project and with the applicable California Building Code.
2. The project plans and specifications shall incorporate the recommendations presenting in the Geotechnical Investigation prepared for the project by KC Engineering Company on June 1, 2007.

Hydrology and Water Quality

1. The applicant shall apply to the Federal Emergency Management Administration (FEMA) for a Conditional Letter of Map Revision prior to obtaining a grading permit from the City of Vallejo and prior to building permit approval, the applicant shall provide a Letter of Map Revision from FEMA.

INCLUSION OF MITIGATION MEASURES AS PART OF PROJECT

I, as applicant/authorized agent, have reviewed the mitigation measures noted above and agree to include said measures as part of this project.

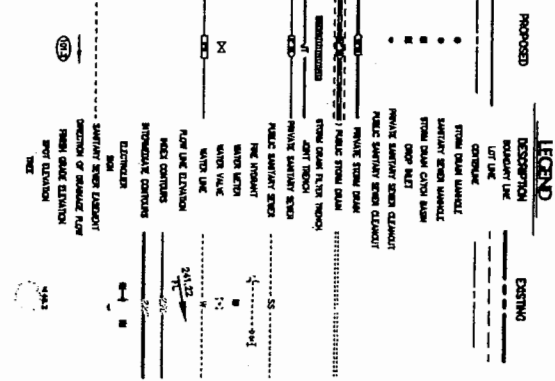
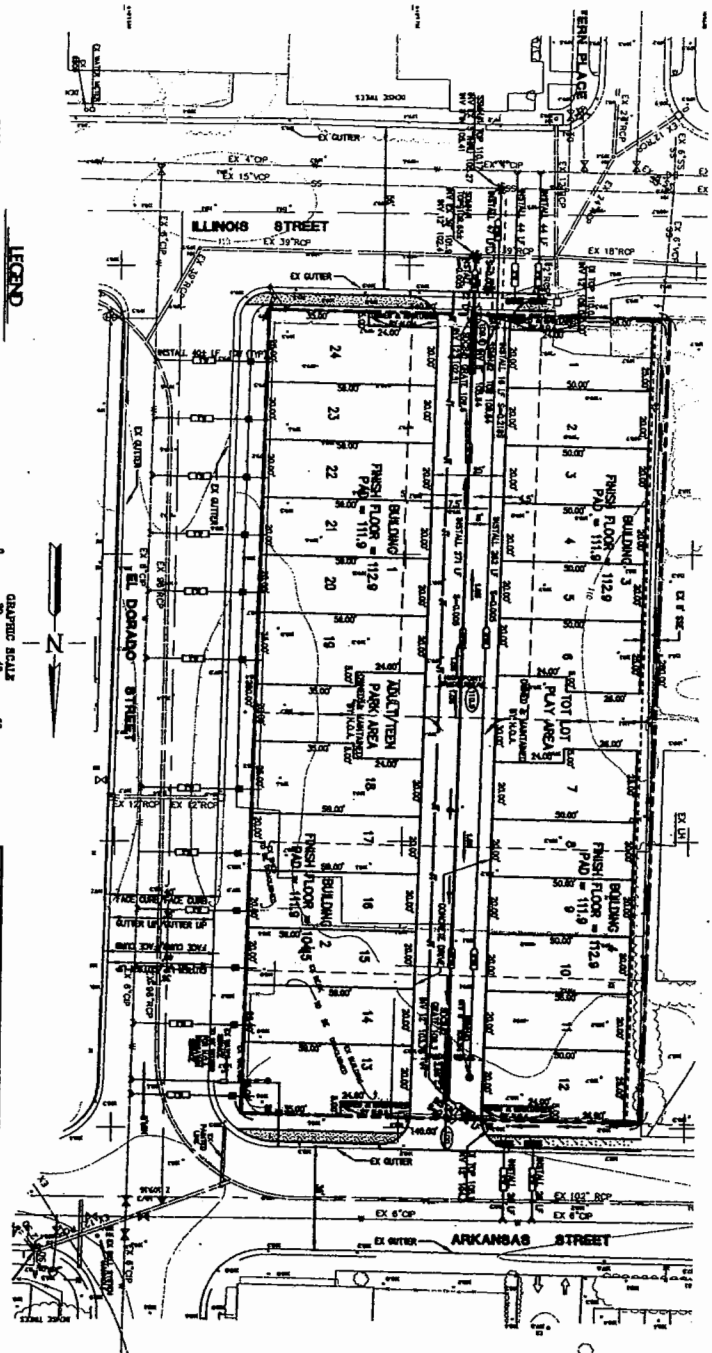
Signed: _____ Dated: _____

**EL DORADO VILLAGE MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING PROGRAM**

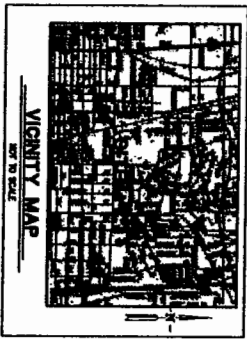
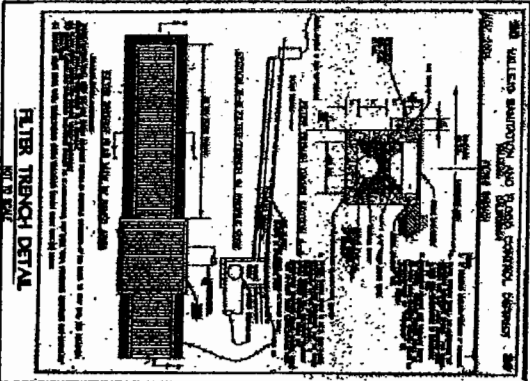
MITIGATION MEASURES			
Mitigation Measure	Monitoring Program	Timing	Implementing/ Reviewing Party
AIR QUALITY			
<p>The following mitigation measures, as recommended by BAAQMD for all construction sites, are required for the project:</p> <ol style="list-style-type: none"> 1. Water all active construction areas at least twice daily. 2. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. 3. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. 4. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites. 5. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. 	<p>Project sponsor shall specify that the contractor's foreman shall report on dust control activities in a daily log during excavation and grading, and during landscaping or other earth-moving activities during all phases of construction. The construction contractor shall prepare and submit a monthly summary of dust control activities based on foreman's daily log to Public Works Department. Public Works Department to conduct random inspections to insure compliance.</p>	<p>During excavation, grading, and earth-moving activities.</p>	<p>Project sponsor/ Public Works Department</p>
CULTURAL RESOURCES			
<ol style="list-style-type: none"> 1. In the event that unsuspected historical, archaeological, or paleontological resources or human remains are discovered during any phase of the project, land alteration work within 50 feet of the find shall be halted, the Planning Division shall be notified, and a qualified professional in the appropriate field shall be consulted to evaluate the resource and an appropriate management plan has been determined and adopted. If human remains are discovered, the County Coroner shall be notified. If the coroner determines that the remains are of Native American decent, the coroner shall contact the Native American Heritage Commission within 24 hours of the determination. 	<p>Project sponsor shall specify that contractor shall halt land alteration if historical, archaeological, or paleontological resources or human remains are discovered during any phase of the project construction.</p>	<p>During excavation, grading, and earth-moving activities.</p>	<p>Project sponsor/Development Services Department/Coroner</p>

MITIGATION MEASURES

Mitigation Measure	Monitoring Program	Timing	Implementing/ Reviewing Party
GEOLOGY AND SOILS			
<p>1. The structural design of the project shall comply with recommendations of the soils report for the project and with the applicable California Building Code.</p>	<p>Project architect shall design project to comply with recommendations of the soils report and with the applicable building code.</p>	<p>At building permit submittal, plan check, and during project construction.</p>	<p>Project architect and construction contractors/Building Division (or outside plan check agency, as applicable)</p>
<p>2. The project plans and specifications shall incorporate the recommendations presenting in the Geotechnical Investigation prepared for the project by KC Engineering Company on June 1, 2007.</p>	<p>Project architect shall design project to comply with recommendations of the Geotechnical Investigation prepared for the project by KC Engineering Company on June 1, 2007.</p>	<p>At building permit submittal, plan check, and during project construction.</p>	<p>Project architect and construction contractors/Building Division (or outside plan check agency, as applicable)</p>
HYDROLOGY AND WATER QUALITY			
<p>1. The applicant shall apply to the Federal Emergency Management Administration (FEMA) for a Conditional Letter of Map Revision prior to obtaining a grading permit from the City of Vallejo and prior to final occupancy, the applicant shall provide a Letter of Map Revision from FEMA.</p>	<p>Project sponsor shall provide Conditional Letter of Map Revision to the Public Works Department and Building Division prior to obtaining grading permit and Letter of Map Revision to Public Works Department, and Development Services Department prior to final occupancy.</p>	<p>Prior to obtaining grading permit (CLOMR) and prior to final occupancy (LOMR)</p>	<p>Public Works Department/Building Division</p>



NOTE
SEE ADJACENT SHEET FOR PLAN FOR THE TYPE OF ROADWAY, SIDEWALK, DRIVEWAY, AND THE TOTAL NUMBER OF EACH TYPE OF UNIT.



GENERAL NOTES

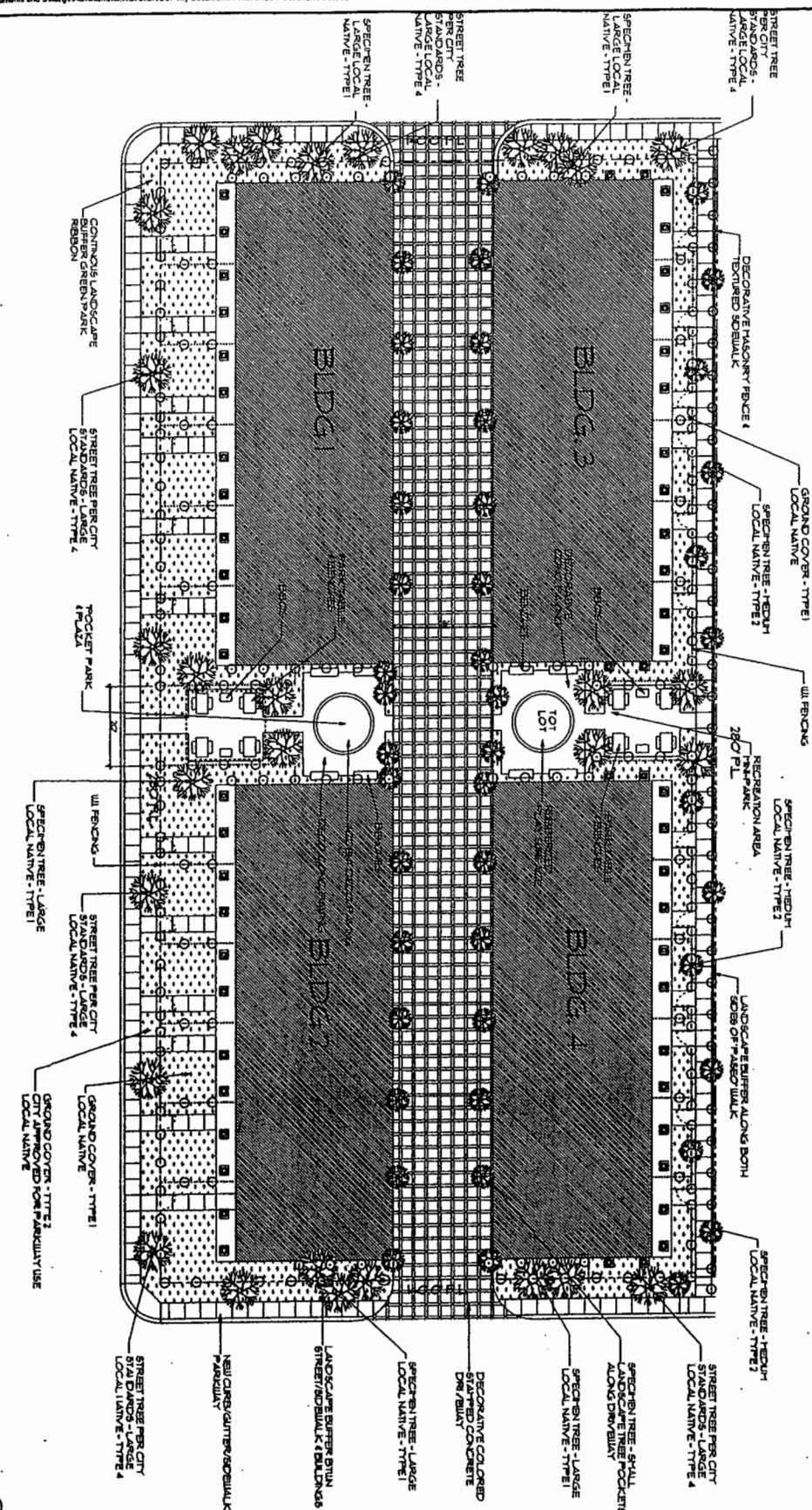
1. THE PROPERTY IS BEING REDEVELOPED CONSISTENT WITH THE CITY OF VALLEJO, CALIFORNIA, GENERAL PLAN AND ZONING ORDINANCES. THE CITY OF VALLEJO, CALIFORNIA, IS THE RECORDING JURISDICTION.
2. PROPOSED VITAL NUMBER OF LOTS: 54
3. OWNER: ALCA PROPERTY, LLC A NEVADA LIMITED LIABILITY COMPANY 517 ALABAMA STREET VALLEJO, CA 94590 (707) 937-2440
4. ARCHITECT: ALCA PROPERTY, LLC A NEVADA LIMITED LIABILITY COMPANY 517 ALABAMA STREET VALLEJO, CA 94590 (707) 937-2440
5. SOIL CONDITIONS: SEE SOIL REPORT BY WOLFE & ASSOCIATES, INC. VALLEJO, CA
6. ALL UTILITIES TO BE REMOVED OR RELOCATED TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE CITY OF VALLEJO, CALIFORNIA, IS THE RECORDING JURISDICTION.
7. EXISTING UTILITIES TO BE REMOVED OR RELOCATED TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE CITY OF VALLEJO, CALIFORNIA, IS THE RECORDING JURISDICTION.
8. EXISTING UTILITIES TO BE REMOVED OR RELOCATED TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE CITY OF VALLEJO, CALIFORNIA, IS THE RECORDING JURISDICTION.
9. EXISTING UTILITIES TO BE REMOVED OR RELOCATED TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE CITY OF VALLEJO, CALIFORNIA, IS THE RECORDING JURISDICTION.
10. EXISTING UTILITIES TO BE REMOVED OR RELOCATED TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE CITY OF VALLEJO, CALIFORNIA, IS THE RECORDING JURISDICTION.
11. WATER SERVICE TO BE SUPPLIED BY THE CITY OF VALLEJO.
12. SEWER SERVICE TO BE SUPPLIED BY THE CITY OF VALLEJO.
13. PROPOSED DRAINAGE SHALL INCLUDE THE DESIGN AND RECORDING OF A DRAINAGE PLAN AND FLOOD CONTROL DESIGN STANDARD.
14. STYLED DRAINAGE SHALL BE IN ACCORDANCE WITH VALLEJO DRAINAGE AND FLOOD CONTROL DESIGN STANDARD.
15. ALL UTILITIES SHALL BE BASED ON PLANS AND RECORDS.
16. ALL UTILITIES SHALL BE BASED ON PLANS AND RECORDS.
17. ALL UTILITIES SHALL BE BASED ON PLANS AND RECORDS.
18. THE CITY OF VALLEJO, CALIFORNIA, IS THE RECORDING JURISDICTION.
19. THE CITY OF VALLEJO, CALIFORNIA, IS THE RECORDING JURISDICTION.
20. AVERAGE SLOPE OF SITE = 1%.
21. THE CITY OF VALLEJO, CALIFORNIA, IS THE RECORDING JURISDICTION.
22. NO TRENCH DEPT WITH 6" DRAINAGE OR MORE ON THE PROPERTY.

PREPARED UNDER THE DIRECTION OF:
ROBERT A. KARN, P.E., S.C.E. 5375 DATE

TENTATIVE MAP - RESUBDIVISION OF LOTS 22-27 BEING A PORTION OF BLOCK 518 EL DORADO TOWNHOMES VALLEJO, CALIFORNIA FOR: ALCA PROPERTY, LLC A NEVADA LIMITED LIABILITY COMPANY

RAK ROBERT A. KARN & ASSOCIATES, INC. CIVIL ENGINEERS
1000 RAYBURN AVENUE VALLEJO, CALIFORNIA 94590
PHONE: (707) 937-2440 FAX: (707) 937-2441
WWW.RAKENGINEERS.COM

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	08/15/2023
2	REVISED PER COMMENTS	08/22/2023
3	REVISED PER COMMENTS	09/05/2023
4	REVISED PER COMMENTS	09/12/2023
5	REVISED PER COMMENTS	09/19/2023
6	REVISED PER COMMENTS	09/26/2023
7	REVISED PER COMMENTS	10/03/2023
8	REVISED PER COMMENTS	10/10/2023
9	REVISED PER COMMENTS	10/17/2023
10	REVISED PER COMMENTS	10/24/2023
11	REVISED PER COMMENTS	10/31/2023
12	REVISED PER COMMENTS	11/07/2023
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16	REVISED PER COMMENTS	12/05/2023
17	REVISED PER COMMENTS	12/12/2023
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53	REVISED PER COMMENTS	08/21/2024
54	REVISED PER COMMENTS	08/28/2024
55	REVISED PER COMMENTS	09/04/2024
56	REVISED PER COMMENTS	09/11/2024
57	REVISED PER COMMENTS	09/18/2024
58	REVISED PER COMMENTS	09/25/2024
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99	REVISED PER COMMENTS	07/09/2025
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- ### PLANTING MATERIAL LEGEND:
- STREET TREE - CITY APPROVED
 - STREET TREE - TYPE 1
 - STREET TREE - TYPE 2
 - STREET TREE - TYPE 3
 - STREET TREE - TYPE 4
 - STREET TREE - TYPE 5
 - STREET TREE - TYPE 6
 - STREET TREE - TYPE 7
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 - STREET TREE - TYPE 99
 - STREET TREE - TYPE 100

TRANS-PACIFIC ARCHITECTS
 SAN FRANCISCO OFFICE
 445 FRANCIS STREET
 SAN FRANCISCO, CA 94119
 415-774-8232
 415-774-8233

ARCHITECT OF RECORD:
 RAYMOND S. HERR, AIA
 CONSULTANT

PROJECT INFORMATION

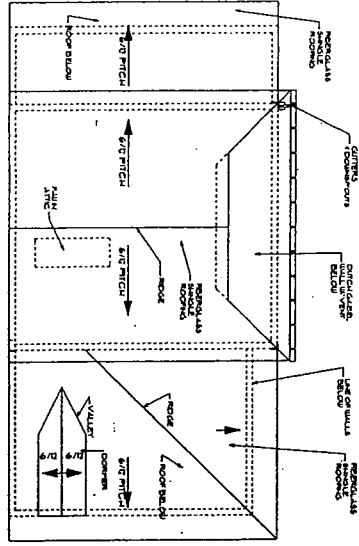
EL DORADO TOWNHOMES
 17 EL DORADO STREET
 VALLEJO, CALIFORNIA, 94590

OWNER:
VAL PROP, LLC
 617 AUDON STREET
 VALLEJO, CA 94590

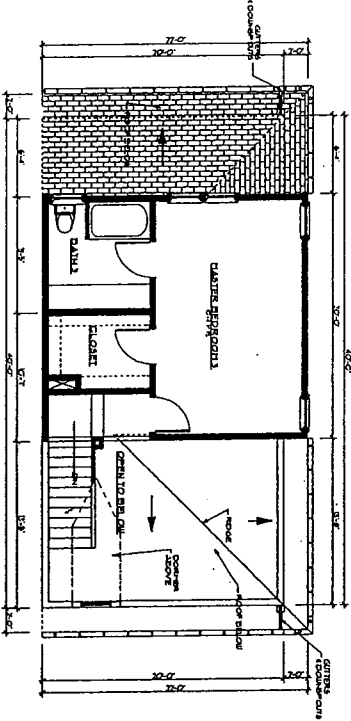
PROPOSED LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

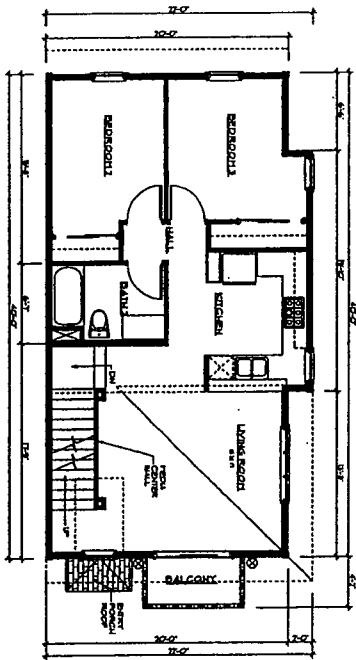
SHEET 3 OF 11



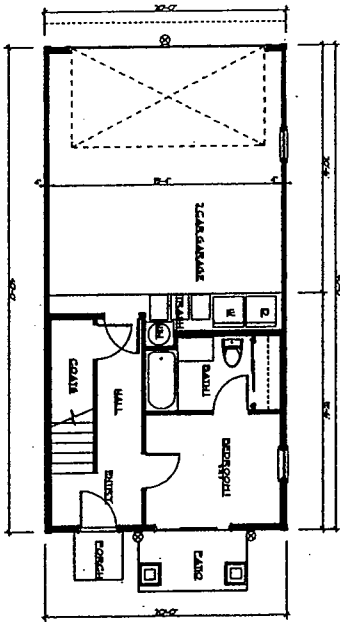
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SCALE 1/8" = 1'-0"



4. MASSING PLAN
SCALE 1/8" = 1'-0"



5. MASSING PLAN
SCALE 1/8" = 1'-0"



6. MASSING PLAN
SCALE 1/8" = 1'-0"

TRANSPACIFIC ARCHITECTS
 SAN FRANCISCO OFFICE
 545 FRANCISCO STREET
 SAN FRANCISCO, CA 94118
 P 415.398.4178

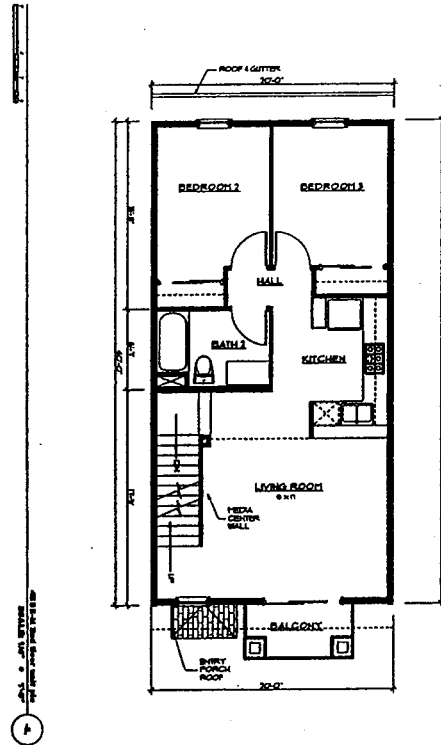
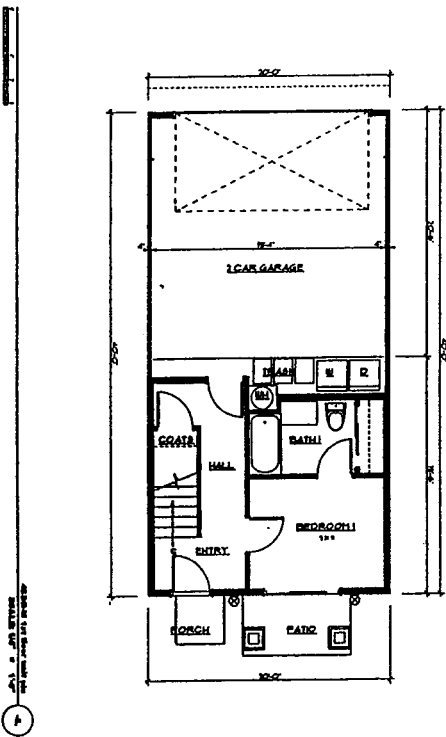
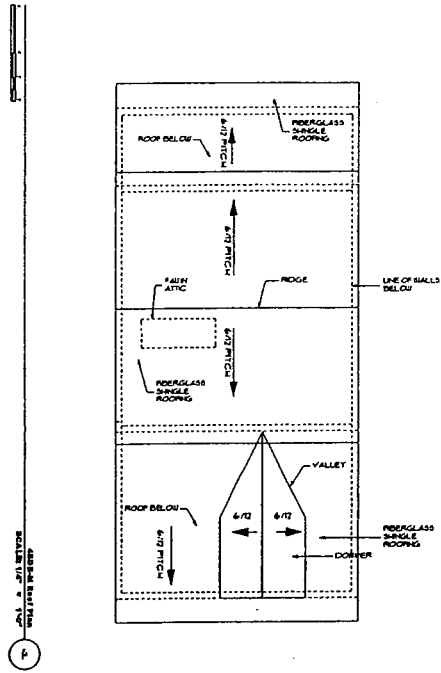
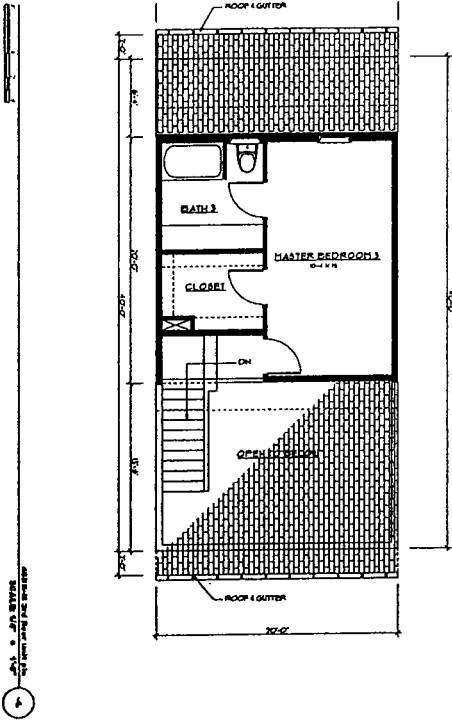
ARCHITECT OF RECORD:
 ARCHITECT & INTERIOR
 CONSULTANT

PROJECT INFORMATION
EL DORADO TOWNHOMES
 17 EL DORADO STREET
 VALLEJO, CALIFORNIA, 94590

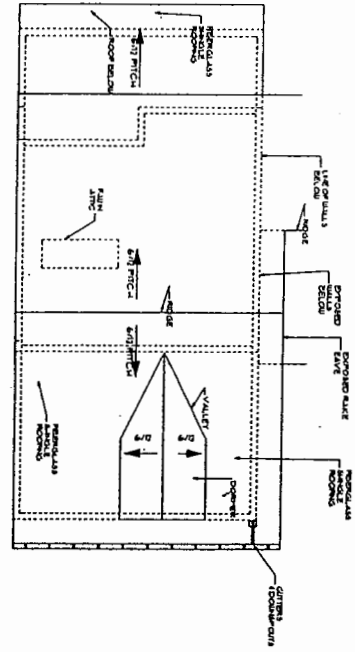
OWNER:
VAL PROF, LLC
 517 AMADOR STREET
 WALKER, CA 94590

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18	17 EL DORADO STREET / EL DORADO TOWNHOMES	11
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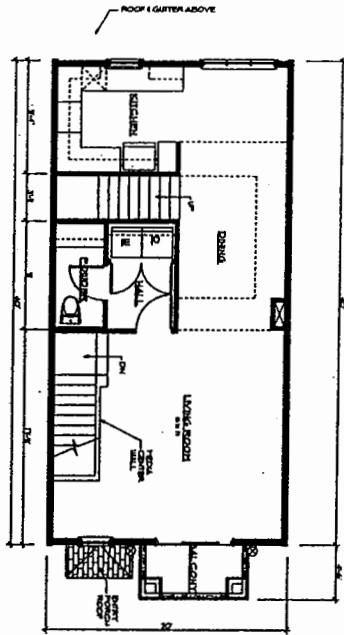
SHEET TITLE
MODEL 4E
 1596 SQ.FT.
 4BDR / 3 BATHS
A-102
 OF 17



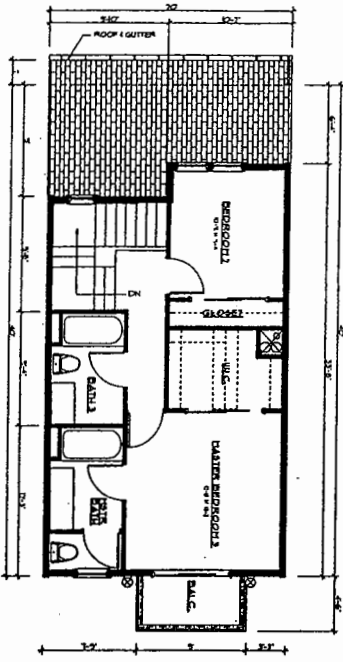
<p>TRANS-PACIFIC ARCHITECTS SAN FRANCISCO OFFICE 505 FRANCIS STREET SAN FRANCISCO, CA 94118 P 415.398.4178</p>							
<p>ARCHITECT OF RECORD: ANDREW S. HERR, AIA CONSULTANT</p>							
<p>PROJECT INFORMATION EL DORADO TOWNHOMES 17 EL DORADO STREET VALLEJO, CALIFORNIA, 94599</p>							
<p>OWNER: VAL PROF, LLC 517 AMADOR STREET VALLEJO, CA 94599</p>							
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NO.	DESCRIPTION						
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2	EL DORADO TOWNHOMES - EXHIBITION						
<p>PROJECT NO: 01-001 SHEET NO: 4-103 DATE: 12-12-03 DRAWN BY: ANDREW S. HERR, AIA CHECKED BY: ANDREW S. HERR, AIA COMMENTS:</p>							
<p>SHEET TITLE: MODEL 4M 1467 SQ.FT. 4BDR / 3 BATHS</p>							
<p>A-103 OF 17 SHEET</p>							



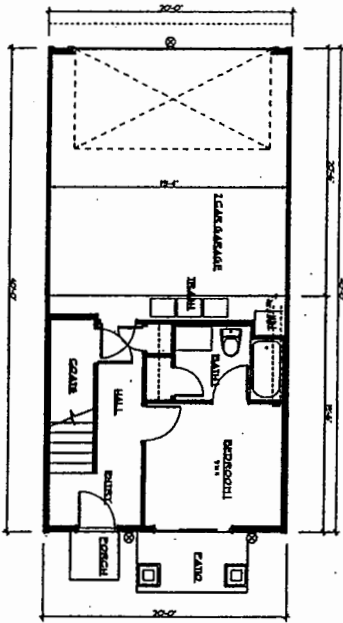
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"

TRANSPACIFIC ARCHITECTS
SAN FRANCISCO OFFICE
555 FRANCISCA STREET
SAN FRANCISCO, CA 94118
T 415-376-8232
F 415-354-1788

ARCHITECT OF RECORD:
RAYMOND S. HIGG, AIA
CONSULTANT

PROJECT INFORMATION

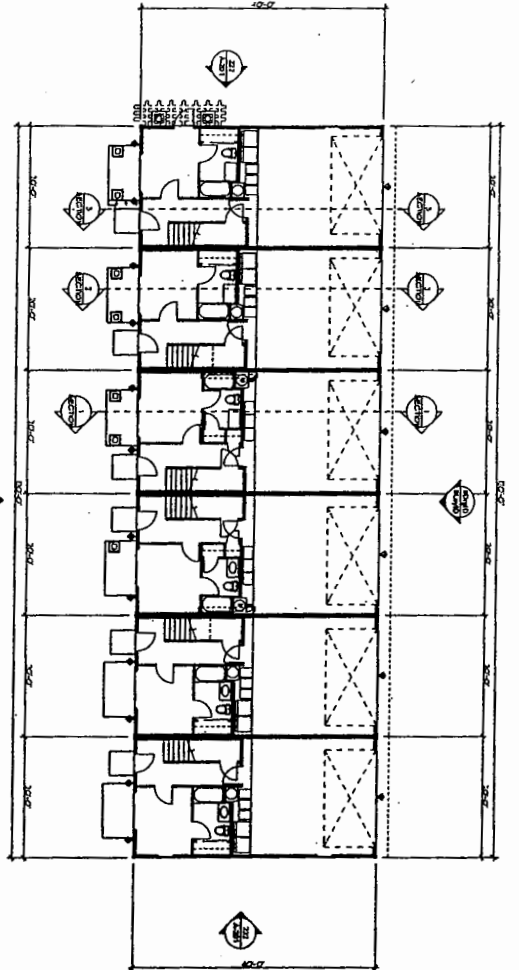
EL DORADO TOWNHOMES
17 EL DORADO STREET
VALLEJO
CALIFORNIA, 94590

OWNER:
VAL PROPR, LLC
817 AMADOR STREET
VALLEJO, CA 94590

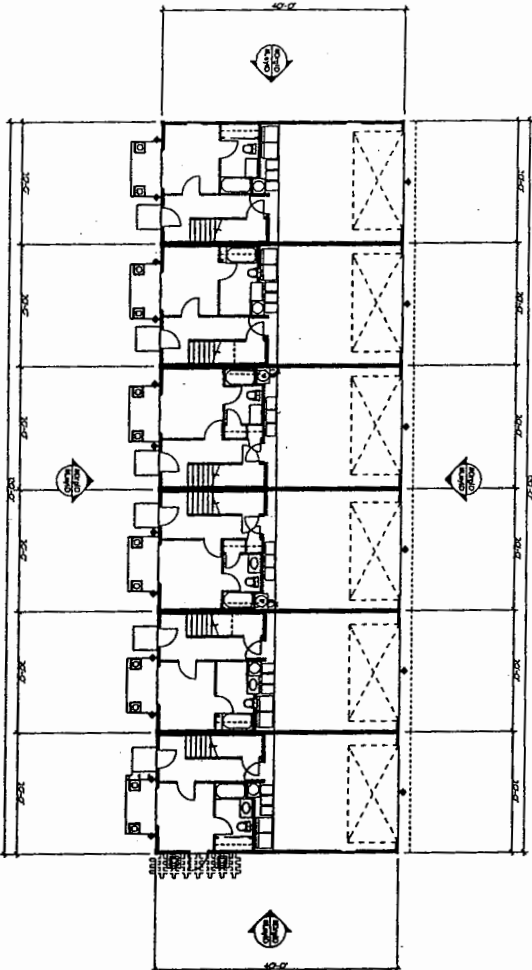
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6	REVISED PLAN	12-11-03
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8	REVISED PLAN	02-11-04
9	REVISED PLAN	03-11-04
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27	REVISED PLAN	09-11-05
28	REVISED PLAN	10-11-05
29	REVISED PLAN	11-11-05
30	REVISED PLAN	12-11-05

SHEET TITLE
MODEL 3M
1741 SQ.FT.
3BDR / 3.5 BATHS

A-104
OF 17



BUILDING TYPE 2-2-2



BUILDING TYPE 1-4-1

TRANSPACIFIC ARCHITECTS
 SAN FRANCISCO OFFICE
 556 FRANCISCA STREET
 SAN FRANCISCO, CA 94119
 T 415-378-8232
 F 415-324-1788

ARCHITECT OF RECORD:
 RAYMOND S. HIGDON, AIA
 CONSULTANT

PROJECT INFORMATION

EL DORADO TOWNHOMES
 17 EL DORADO STREET
 VALLEJO
 CALIFORNIA, 94590

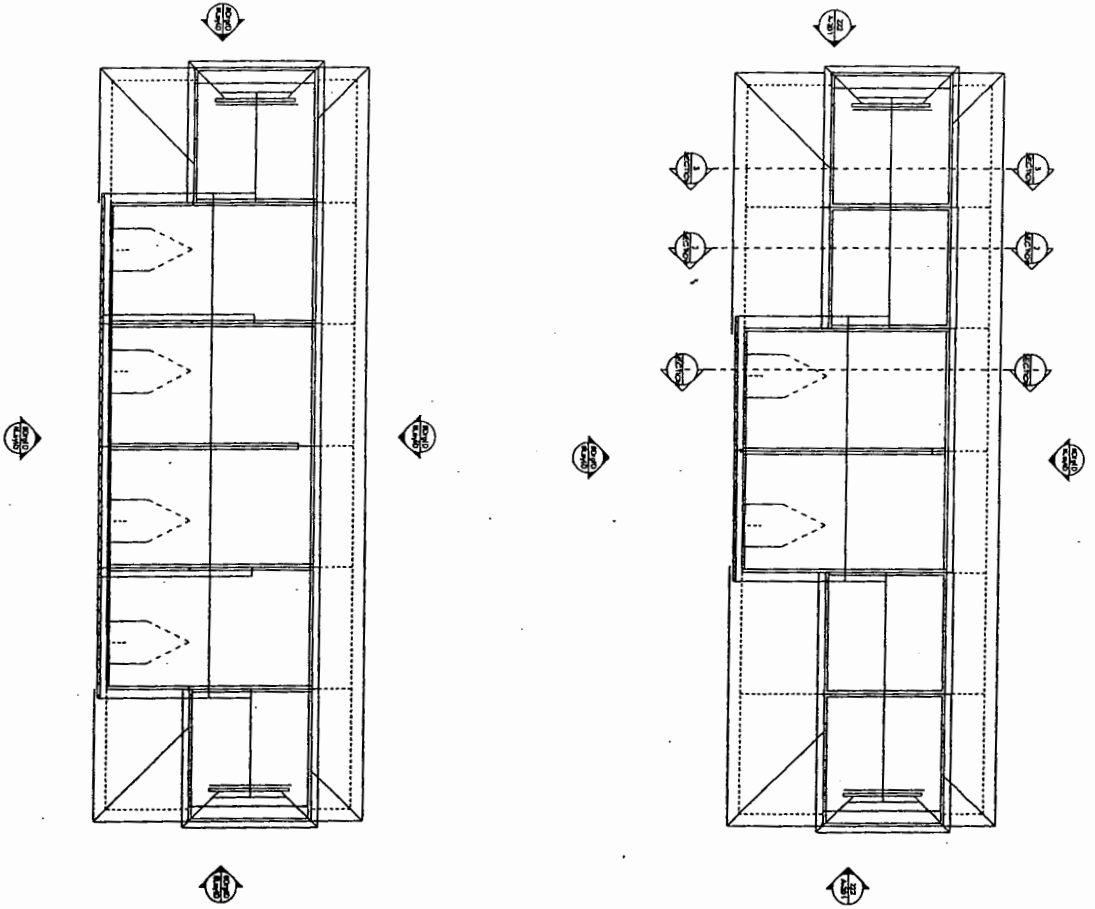
OWNER:
VAL PROP, LLC
 517 AMADOR STREET
 VALLEJO, CA 94588

NO.	DATE	DESCRIPTION
1	7/7	PLANNING DEPT. SUBMITTION

PROJECT NO.: 01-001
 SCALE: 1/8" = 1'-0"
 DRAWN BY: RAYMOND S. HIGDON, AIA
 CHECKED BY: []
 COMPANY: TRANSPACIFIC ARCHITECTS

SHEET TITLE
1ST FLR BLDG PLAN

A-105
 SHEET 5 OF 17



ROOF TILE PLAN
SCALE 1/8" = 1'-0"

TRANSPACIFIC ARCHITECTS

SAN FRANCISCO OFFICE
505 FRANCIS STREET
SAN FRANCISCO, CA 94116
415-398-1788

ARCHITECT OF RECORD:
RAYMOND E. HEGEL, AIA
CONSULTANT

PROJECT INFORMATION

EL DORADO TOWNHOMES
17 EL DORADO STREET
VALLEJO
CALIFORNIA, 94588

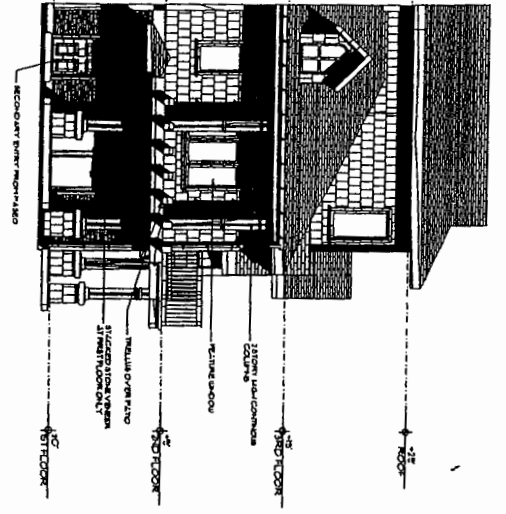
OWNER:
VAL PROP, LLC
517 AVADON STREET
VALLEJO, CA 94588

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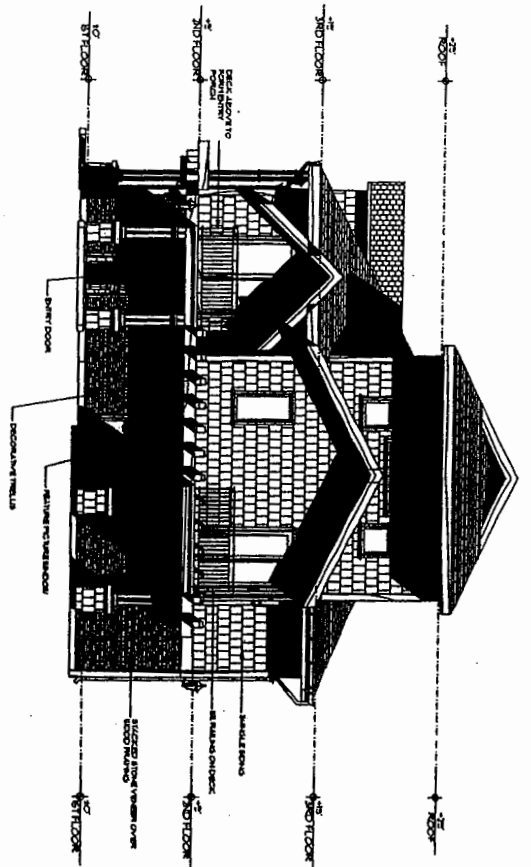
ROOF BLDG PLAN

A-108

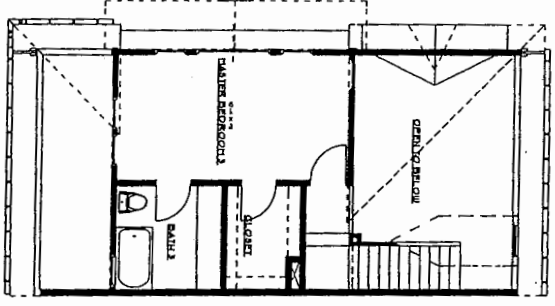
SHEET 13 OF 17



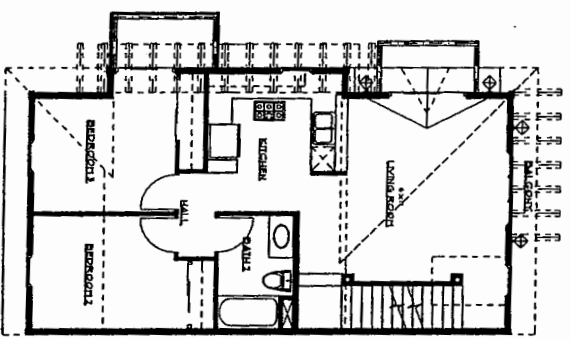
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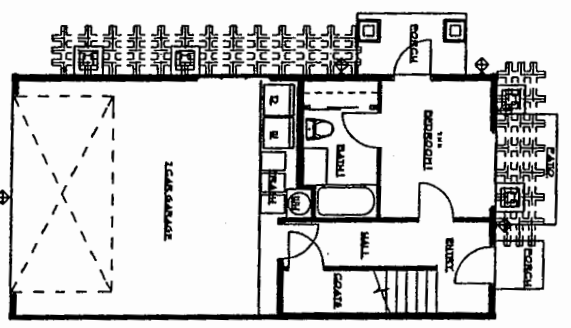
SOUTH ELEVATION SCALE: 1/8" = 1'-0"



NORTH ELEVATION SCALE: 1/8" = 1'-0"



SOUTH ELEVATION SCALE: 1/8" = 1'-0"



NORTH ELEVATION SCALE: 1/8" = 1'-0"

TRANSPACIFIC ARCHITECTS
 SAN FRANCISCO OFFICE
 855 FRANCISCO STREET
 SAN FRANCISCO, CA 94118
 P 415.477.8832
 F 415.477.8832
 P 415.477.8832

ARCHITECT OF RECORD:
 RONALD ENBEE, AIA
 CONSULTANT

PROJECT INFORMATION

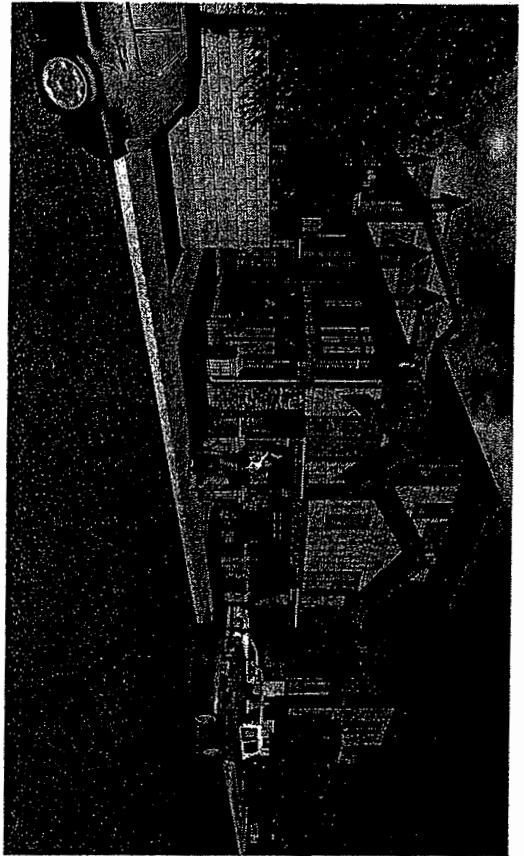
EL DORADO TOWNHOMES
 17 EL DORADO STREET
 VALLEJO
 CALIFORNIA, 94590

OWNER:
VAL PROP, LLC
 517 AMADOR STREET
 VALLEJO, CA 94590

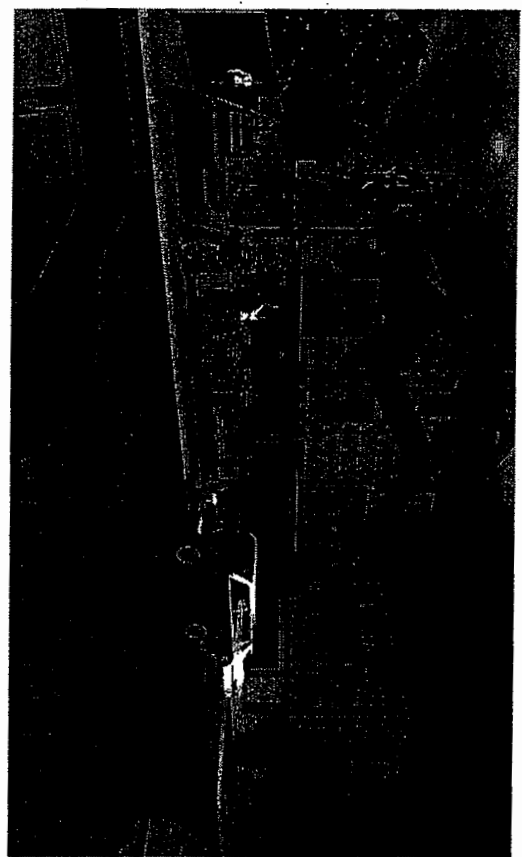
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SHEET TITLE
UNIT 24

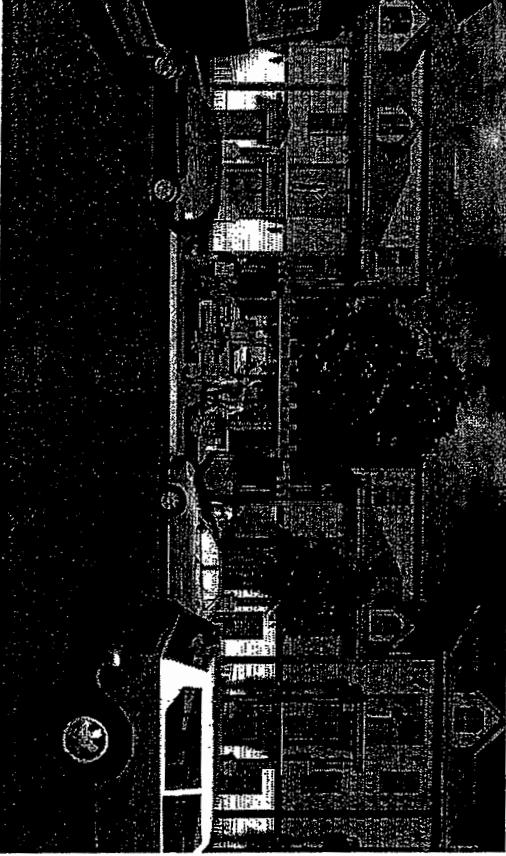
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 OF 17



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3D VIEW 4
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3D VIEW 5
 3/11/2007 10:00 AM
 1/11/2007 10:00 AM



3D VIEW 6
 3/11/2007 10:00 AM
 1/11/2007 10:00 AM

TRANSPACIFIC ARCHITECTS

SAN FRANCISCO OFFICE
 556 FRANCISCA STREET
 SAN FRANCISCO, CA 94118
 P 415-774-8222
 F 415-398-1188

ARCHITECT OF RECORD:
 RAYMOND S. HESS, AIA
 CONSULTANT

PROJECT INFORMATION

EL DORADO TOWNHOMES
 17 EL DORADO STREET
 VALLEJO
 CALIFORNIA, 94590

OWNER:
VALLPROP, LLC
 817 AMALDON STREET
 VALLEJO, CA 94590

REVISIONS

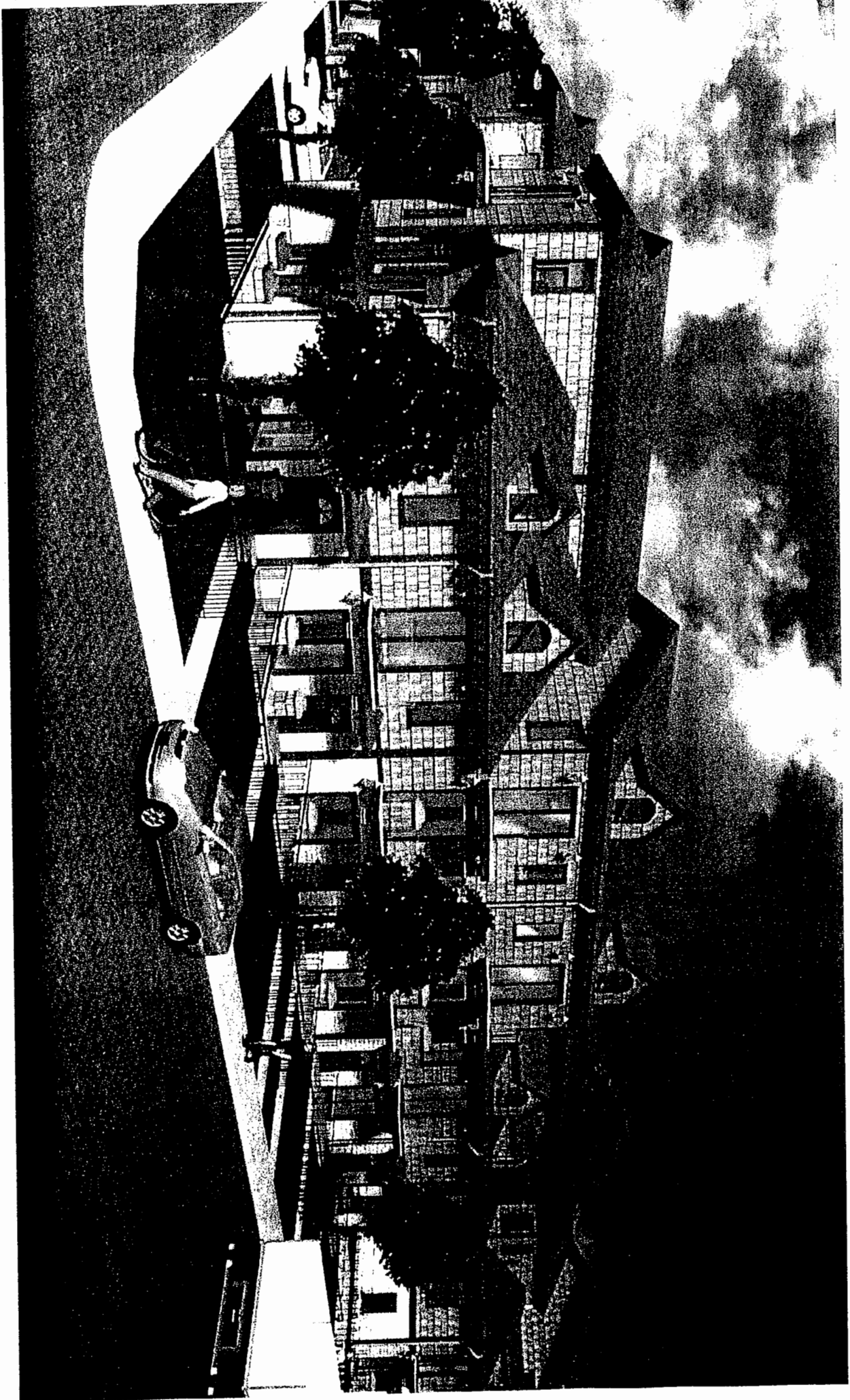
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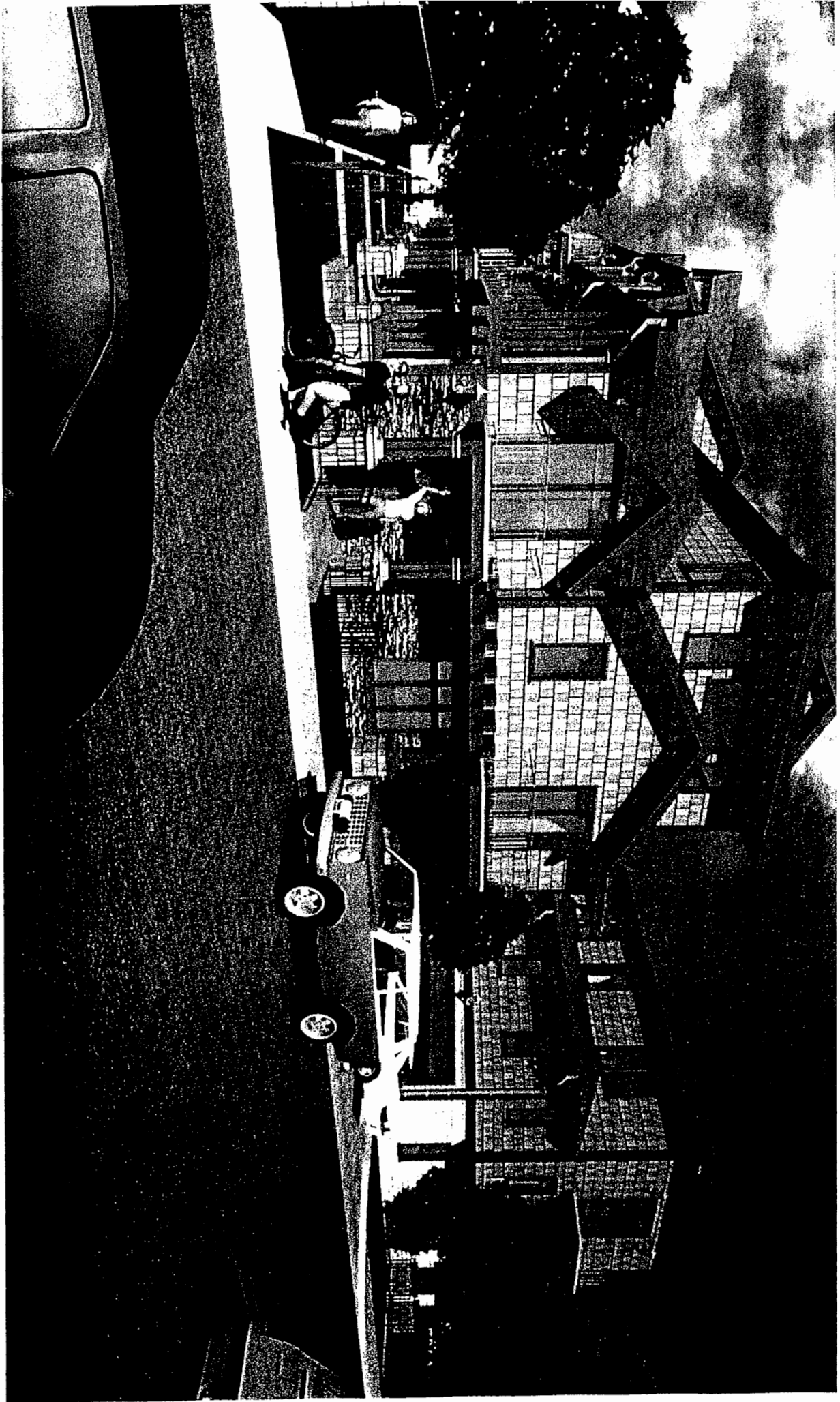
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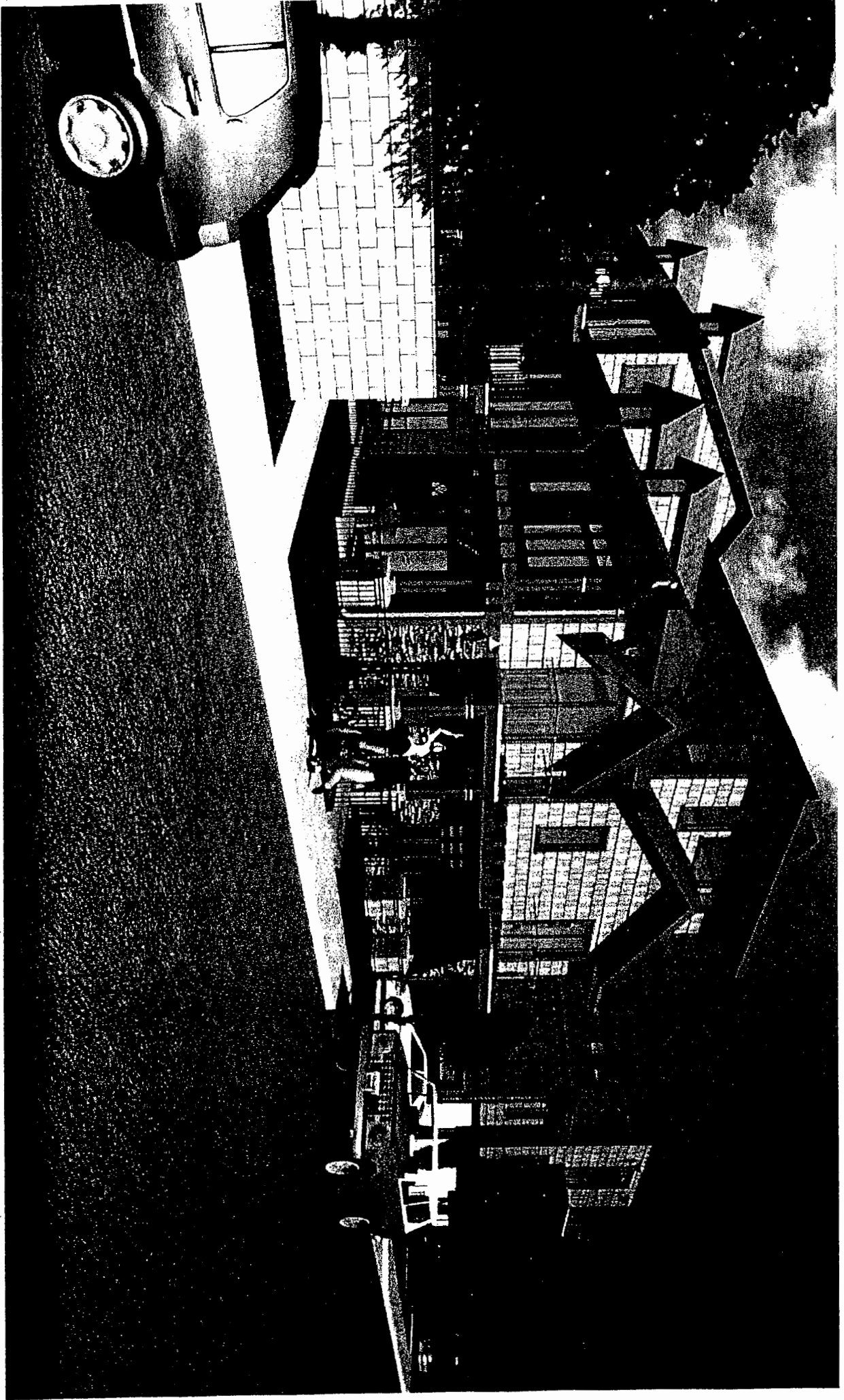
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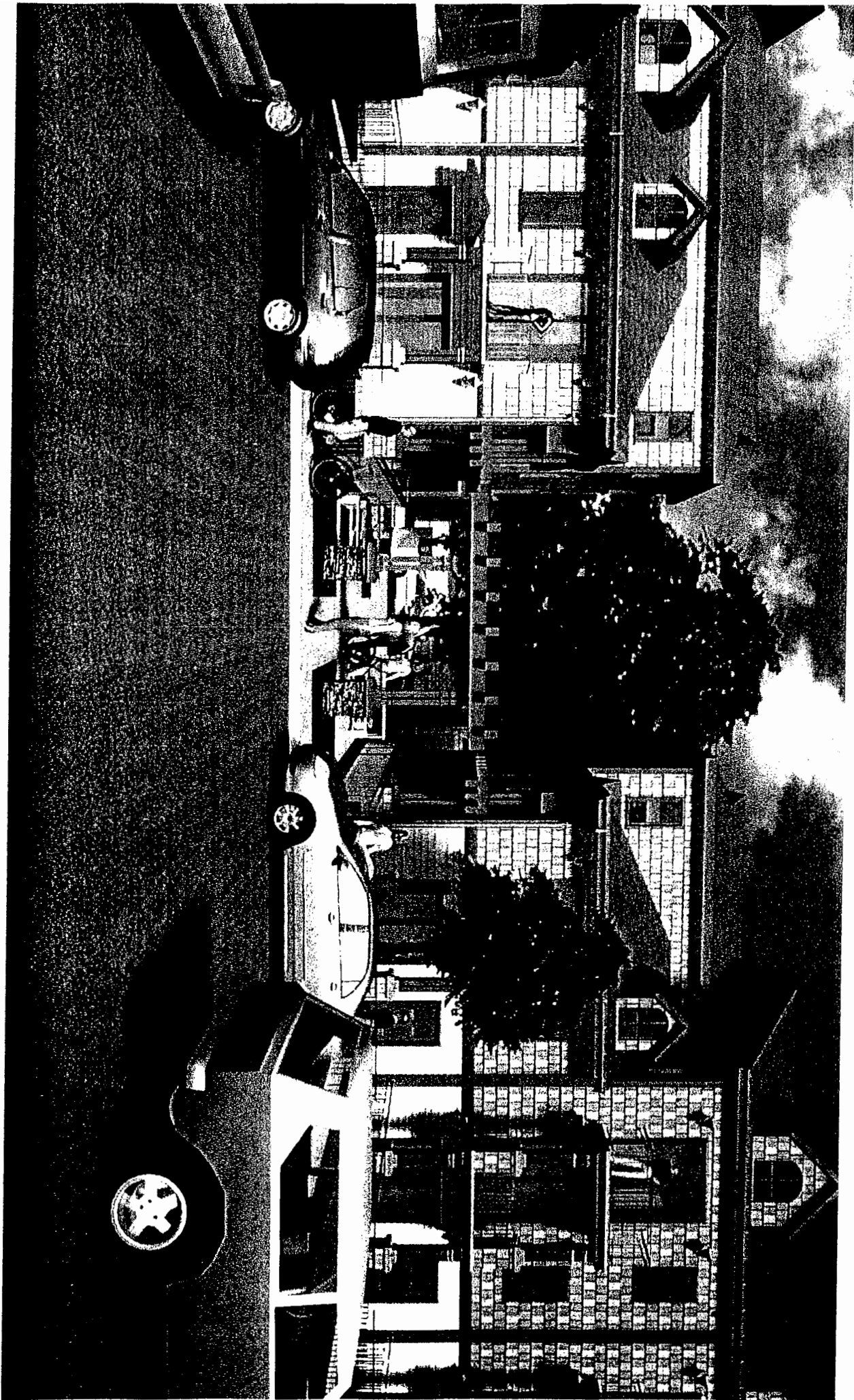
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SHEET 16 OF 17









El Dorado Village Master Plan

SITE PLAN:

Scope & Phasing

- A single phase of 24 townhouse condominiums arranged in 4 three story buildings, each containing 6 units.

Topography, Natural Features, View Corridors

- The existing site is a flat, and is a partially paved open truck parking lot. Because it is an urban in-fill site at the bottom of a small valley like area there are no view corridors.

Buildings & Structures

- There is 1 existing single story commercial building to be demolished. The proposed development is for 24 townhouse condominiums units arranged in 4 three story buildings, each containing 6 units.

Public & Private Rights-Of-Ways

- The site is a corner lots with street on three sides. The proposed development has a centrally located 25 foot wide private driveway, constructed of decorative concrete paving connecting the two side streets. The East or front street is El Dorado Street with a 60 foot right-of-way, which includes a 12 foot wide landscaped parkway. The North side street is Arkansas Street with a 60 foot right-of-way which includes a 7 foot wide landscaped parkway. The West side street is Illinois Street with a 80 foot wide right-of-way which includes a 12 foot wide landscaped parkway.

Utilities, Existing & Proposed Easements

- The proposed site is an urban in-fill lot with all the normal existing public utilities including, gas, water, electric, sanity sewer and storm drainage. New easements are proposed to provide all utilities services required for a new multifamily residential project.

Parking

- The proposed development includes 2 covered parking spaces in an attached garage for each unit for a total of 48 spaces. No on-site guest parking is begin provided as there is ample street parking and the spaces that would have been used for open parking has instead been designed as “pocket parks” for use by the residents.

Pedestrian areas & Public & Private Open Spaces

Pedestrian orientation is the design basis for the site plan concept. Each unit opens onto either a street or an internal “Paseo” or pedestrian walkway that runs between to the two side streets. The front and rear portions of the site are connected by 2 pocket parks, 1 for adults and 1 for kids and tots, that provide pedestrian access from the front street to the rear paseo walkway. Every unit has a front entry porch and front door that is visible from either the street or the paseo. In addition each unit’s private open space is also oriented towards either the streets or the paseo providing a village-like arrangement of defensible private space that encourages community interaction.

Planting Areas

- All areas within the site that are not covered by buildings or driveways will be attractively landscaped with local plants, trees and ground covers. The 3 parkways

abutting the streets will also be landscaped in keeping with the rest of the project and will include city-approved street-trees.

Public Facilities

- While no “truly” public facilities are proposed, the pocket-parks will function as an inviting interface or link with the surrounding community.

DEVELOPMENT STANDARDS:

Design Theme

- Bay Area *Craftsman* styled architecture arranged to create a “village” feeling of clustered buildings connected by interior courtyards and a “*paseo*” or interior walkway.

Architecture, Lighting & Signage

- A *Craftsman* styled architecture that includes exterior siding of painted “*shake*” shingles, wood trim with door and window surrounds and steeply pitched shingled roofs with dormers. Details included heavy timbered balcony columns with shingled sided bases and all exterior metal painted to simulate aged copper, including gutters and downspouts and decorative wrought iron hand railings and site fencing. All the lighting will be building mounted and will be of traditional fixture designs in keeping with the craftsman style. Because of its small size and residential nature, there will be a minimum of signage, mostly to provide building and unit location for public safety personnel.

Landscaping

- The landscape design will make use of local plants, trees and ground covers that are “draught resistant” to limit water usage and required maintenance. All areas within the site that are not covered by buildings or driveways will be attractively landscaped. A landscape buffer has been used to separate the residential units from the streets and the abutting properties. The landscape design includes the use of decorative concrete walkways, drives and wrought iron site fencing with hedges to discourage graffiti.

Grading

- There will be a minimum of grading required because the site’s flat topography, no underground garages because of on grade attached garages and building construction.

Rights-Of-Ways

- Private Driveway: new 25 feet wide.
- El Dorado Street: existing 60 feet wide.
- Illinois Street: existing 80 feet wide.
- Arkansas Street: existing 60 feet wide.

Setbacks,

- Front / El Dorado St. provided = 19 ft. / required = 15 ft.
- Side / Illinois & Arkansas St. provided = 5 ft. / required = 10 ft.
- Rear / Interior, provided = 16 ft. / required = 11 ft.

Height Limits,

- Maximum Building Height / provided = 40 ft. / allowed = 75 ft.

Maximum Lot Coverage

- Building Coverage (roof) provided = 56% / allowed = 60%

Accessories Structures

- None

Land Use

- High Density Residential District, Planned Development, Condominiums/Tract Map

Floor Area Ratio

- Lot Area = 39,200 sf. / Building Footprint = 19,200 sf. = .49 FAR or 49% lot coverage

Density

- Lot Area = 39,200 sf. / 24 units = 1,633 sf./unit

Number and Type of Units

- 8 - Model 4E / 4 Bedrm + 3 Baths = 1,596 sf.
- 6 - Model 4M / 4 Bedrm + 3 Baths = 1,462 sf.
- 10 - Model 3M / 3 Bedrm + 3.5 Baths = 1,741 sf.
- 24 - Total Units

Project Descriptions:

El Dorado Town-homes: 24 units

The proposed development is a town-home project of two and three story attached 3 and 4 bedrooms with 3 bathroom units arranged into 4 groups of 6 units per building. Designed with first time and work-force buyers in mind, the homes range in size from 1462 square feet to 1730 square feet. Each has an attached 2 car private enclosed garage leading into a ground level entry with a bedroom or optional den/office along with its own bathroom and a large storage area. The homes are designed to connect with the neighboring community with front entry porches and front yards with patios facing directly onto the front street's sidewalk or an internal "paseo" of interconnecting walkways. Each home has a private yard surrounded by a low gated fence that provides for a safe play area for children and pets, an area that is openly visible to its neighbors to create a sense of community and safety.

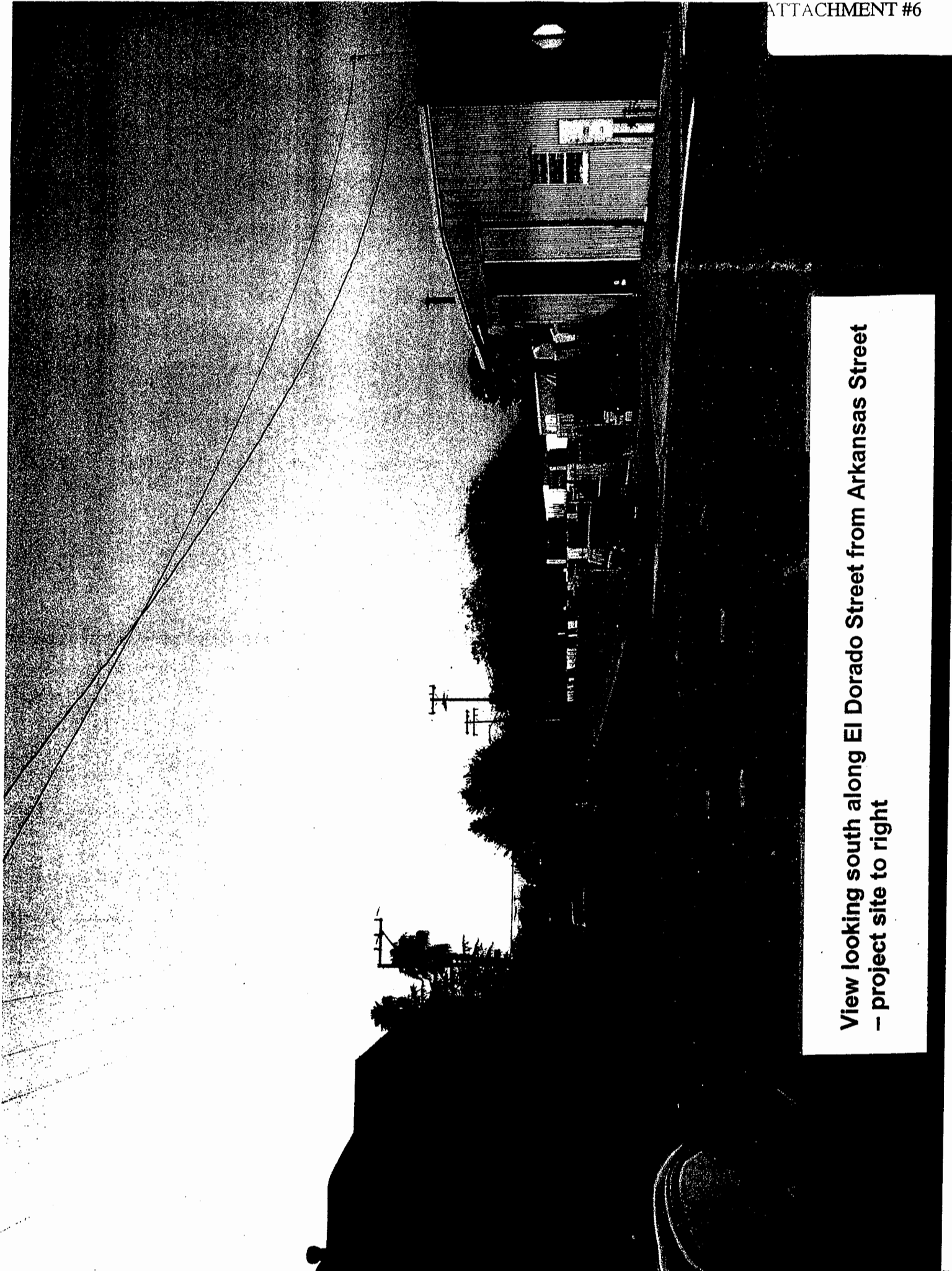
All homes have the main living space located on the second floor with a powder room conveniently located on that level. Each house has a laundry area for side by side washer and dryer and space for three refuse bins located in the garage. Central forced air heating and air conditioning are use throughout along with kitchens that have the full range of appliances including dishwasher, stove, range and hood, double sink with garage disposals and pantries.

The third floor contains either a large master bedroom suite with wall-in closet, master bathroom and room for a seating area or crib, or a more compact master bedroom and bathroom with a conveniently located additional bedroom. Some master suites include an exterior balcony.

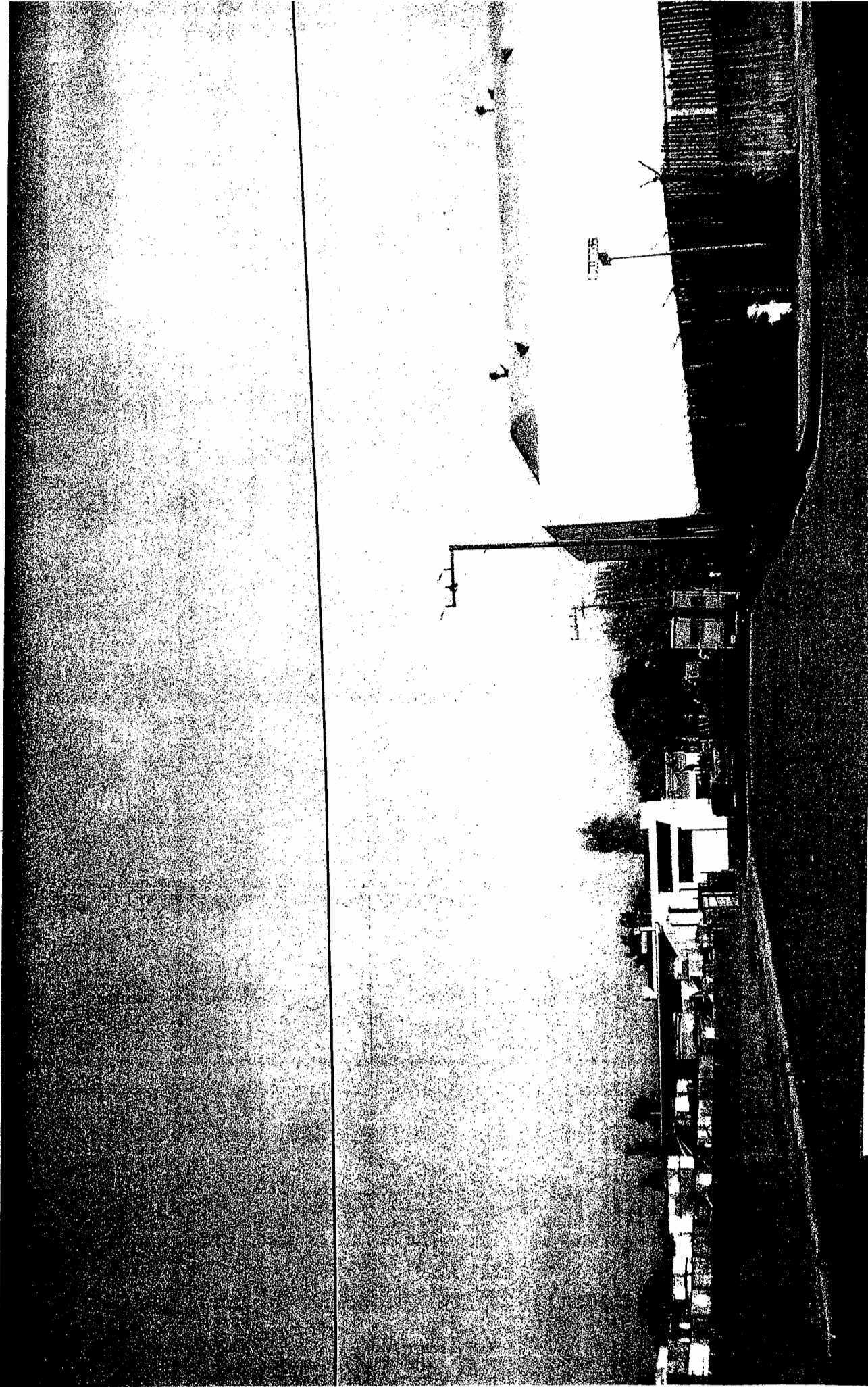
To be a good neighbor and to mitigate any impacts from building heights each building has been designed with "vertical set-backs" or lower corners to lessen the visual height of the buildings. Two story building elements have been incorporated at the ends of each building to create a "layer-cake" edge thus reducing the overall building mass.

The site amenities were designed with families in mind. Therefore there is always a play area for tots and younger children as well as an area for older kids and adults to gather. These areas are open, well lighted and designed to provide places for community gathers and for people to meet and get to know their neighbors. Landscaping has been used to create green-area buffers between public and private spaces.

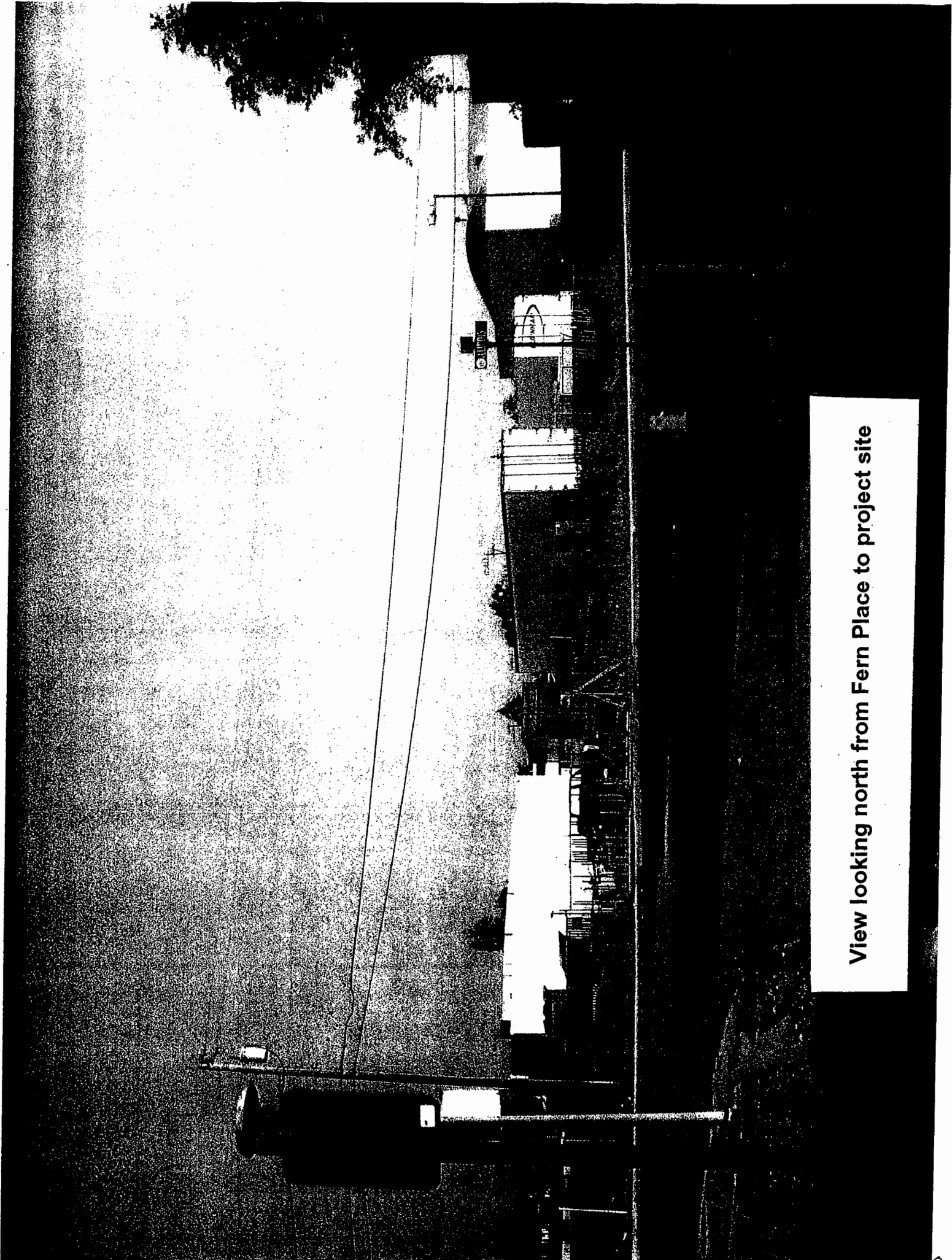
In keeping with the needs of work-force housing and first time buyers we have not provided any costly or dangerous water features. To help in maintaining low HOA costs and dues we are designing landscaping with low water consumption and natural plant species and we are using experienced consultants in the use of green-building methods, alternative and low energy footprints for the project and durable yet affordable building materials where ever possible.



**View looking south along El Dorado Street from Arkansas Street
- project site to right**



View looking north along El Dorado Street from Illinois Street –
project site to left



View looking north from Fern Place to project site

CLW PARTNERSHIP

2743 Mankas Corner Road
Fairfield, California 94534

OCT 2007
Received
Planning Division
City of Vallejo

October 26, 2007

City of Vallejo, Planning Department
Attention: Katherine Donovan, Associate Planner
555 Santa Clara Street
Vallejo, California 94590

VIA HAND DELIVERY
& U.S. MAIL

Re: Zoning Map Amendment 07-0001;
Master Plan/Unit PD 07-001; and
Tentative Map 07-0002

Hearing: November 5, 2007

Dear Ms. Donovan:

As requested and prior to the public hearing on November 5, 2007, I am writing on behalf of CLW Partnership ("the Partnership"), an entity which holds title to two parcels adjacent to the referenced development located at the west side of El Dorado Street, between Illinois and Arkansas streets ("Proposed Development").

As you may be aware, the Partnership has been working with City staff for years on a project to be developed on land adjacent to the Proposed Development. Last winter, the Planning Commission unanimously supported the Partnership's proposed development of six, single-family residences. This project was subsequently approved last spring by the City Council. My attempts to meet and discuss concerns with the developer and property owner of the Proposed Development have been unsuccessful. Therefore, and on behalf of the Partnership, I am submitting the following objections:

- 1) The Proposed Development (which consists of 3-story town homes) will interfere with the use and enjoyment by the ultimate homeowners of the six residences under development by the Partnership (Partnership Development). Specifically, the back yards of three of the residences in the Partnership Development face applicant's minimum side setbacks. The primary living space of the residences in the Partnership Development will be at the first level. However, because the primary living space for all units in the Proposed Development will be at the second level, the occupants of six of the 24 units in the Proposed Development will be looking directly down on the occupants of the Partnership Development. And, the balconies of each of these six units of the Proposed Development will overlook the backyards (and possibly the interior living space) of all three residences in the Partnership Development.

While the applicant has proposed to remedy the lack of privacy by planting trees at the property line between the two developments, this proposed remedy is inadequate because the set backs are minimum, and the landscaping will not provide an immediate privacy barrier (i.e., will take years to grow due to the heavy clay and hard-pan soils).

- 2) The elevations of the Proposed Development do not conform to the aesthetic characteristics of the neighborhood, i.e. single-story and two-story homes of the 1930's and 1940's era architecture of Fern Place. During the approval process, the Partnership was required and did adhere to the architectural characteristics of Fern Place. The Proposed Development is actually closer in proximity to Fern Place, yet the applicant is not required to conform to the same architectural standards.
- 3) The Proposed Development is overly dense. The density of units and their various elevations may create flooding at certain times of the year due to the inability to discharge water. That is, because the Proposed Development places numerous units on one parcel, the water cannot percolate into the ground and may over tax the storm drain system and cause flooding.
- 4) The City's ordinance requires one covered and one uncovered parking space for each unit under development. The Proposed Development consists of 24 town homes. By ordinance the applicant is required to provide a minimum of two parking spaces per unit. However, the applicant is providing only a single-car garage for each proposed home and limited on-site uncovered parking. Although the on-site, uncovered parking for these homes is inadequate, the City is allowing the applicant to use off-street parking to satisfy the uncovered parking requirement on Illinois, Arkansas and El Dorado streets. The applicant should be required to provide the proper amount of uncovered parking, as failure to adhere to the ordinance will unduly burden the surrounding neighborhood, including the Partnership Development.
- 5) For many years, the Proposed Development was used as a vehicle repair and maintenance yard. The applicant has not addressed potential contamination issues that may exist on the property to be developed.
- 6) There are no elevators or fire sprinklers in the Proposed Development, which may be in violation of laws pertaining to the disabled and/or elderly.

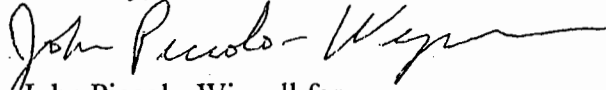
We believe a two-story townhouse project would be more appealing to the neighborhood than the Proposed Development. The existing neighborhood is primarily single-story and two-story residences. There are no three-story buildings in the area spanning to Broadway Street. Given the mix of single-story and two-story buildings, a three-story building of the size of the Proposed Development will be unsightly and have a negative impact on the surrounding neighborhood.

Our goal is to provide quality homes in a friendly neighborhood. We believe that if the Proposed Development is limited to a maximum of two-stories and the concerns outlined in nos. 2-6 are also addressed, we can support the Proposed Development. However, if the Planning Commission approves the Proposed Development in its present form, we would request the Planning Department and the Planning Commission permit modification of the Partnership Development to allow 15, three-story townhouses of approximately 1,100 – 1,200 square feet with a variance for uncovered parking (i.e.,

Ms. Katherine Donovan, Assistant Planner
October 26, 2007
Page 3 of 3

allow the uncovered parking requirement be satisfied by use of off-street parking on Illinois Street).

Sincerely,


John Piccolo-Wignall for
CLW Partnership

Cc: Mr. Lawrence G. Papale, Esq.
Mr. John Moore



CONFLICT OF INTEREST MAP
(500-foot radius)

ZMA 07-0001, PD 07-0001, TM 07-0002, and ME 07-0001
1700 Block of El Dorado Street (west side);
APNs: 0056-024-020, -030, -040, -050, -060, and -070



Start: 555 Santa Clara St
Vallejo, CA 94590-5922, US

End: 1725 El Dorado
Vallejo, CA 94590-3865, US

Notes:

Only text visible within note field will print.

Directions

Distance

Total Est. Time: 5 minutes Total Est. Distance: 1.23 miles



1: Start out going NORTH on SANTA CLARA ST toward CAPITOL ST. 0.1 miles



2: Turn RIGHT onto CAROLINA ST. 0.2 miles



3: Turn LEFT onto SONOMA BLVD / CA-29. 0.5 miles



4: Turn RIGHT onto ILLINOIS ST. 0.2 miles



5: Turn LEFT onto ELDORADO ST. <0.1 miles



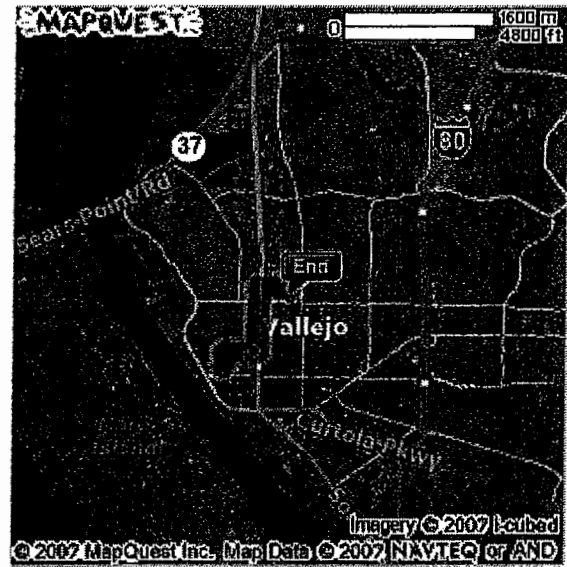
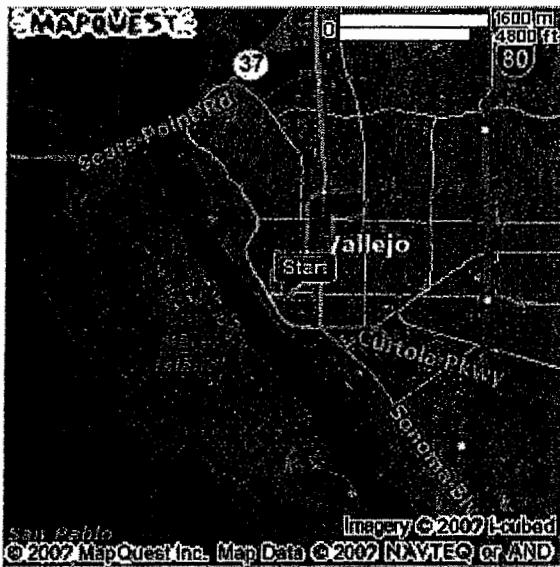
**6: End at 1725 El Dorado
Vallejo, CA 94590-3865, US**

Total Est. Time: 5 minutes Total Est. Distance: 1.23 miles



Start:
555 Santa Clara St
 Vallejo, CA 94590-5922, US

End:
1725 El Dorado
 Vallejo, CA 94590-3865, US



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REVISED DATE

CITY OF VALLEJO

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Vallejo Planning Commission will hold a hearing on the project described below, including the associated **MITIGATED NEGATIVE DECLARATION**, pursuant to Resolution No. 96-447 N.C. adopted by the Vallejo City Council on December 10, 1996 and the California Resources Code, Title 14, Section 15070.

PROJECT ACTIONS: Zoning Map Amendment 07-0001; Master Plan/Unit Plan PD 07-0001; and Tentative Map 07-0002

LOCATION: The west side of El Dorado Street between Illinois and Arkansas Streets; APNs 0056-024-020, 0056-024-030, 0056-024-040, 0056-024-050, 0056-024-060, and 0056-024-070.

PROJECT DESCRIPTION: The proposed project would include rezoning the property from Intensive Use Light to Planned Development Residential a Master Plan/Unit Plan, and, a Tentative Map to develop 24 townhome units on individual lots on the 39,200-square-foot property. The units would be contained in four three-story buildings, each with six units. Ten of the units would have three bedrooms and fourteen of the units would have four bedrooms. Twelve of the units would front on El Dorado Street; the other twelve units would front on a paseo between this property and the adjacent property to the west. All units would access their garages from a driveway running through the project from Illinois to Arkansas Street. A private tot lot and a park area would separate the buildings.

PROPONENT: Glenn Gorden

PUBLIC REVIEW PERIOD: Additional information concerning this project, including the Initial Study and Mitigated Negative Declaration, are available at the Planning Division, City Hall, 555 Santa Clara Street, Vallejo, for a 20-day review period from October 15, 2007 to November 3, 2007. Any comments on the Mitigated Negative Declaration must be submitted within the 20-day review period to City of Vallejo Planning Division, Katherine Donovan, P.O. Box 3068, Vallejo, CA 94590.

NEIGHBORING PROPERTY OWNERS, RESIDENTS, AND/OR TENANTS SHOULD CONTACT CITY STAFF BY TELEPHONE OR COME TO CITY HALL TO REVIEW THE PROJECT PLANS AND POTENTIAL CONDITIONS TO DETERMINE HOW THE PROPOSED PROJECT MAY AFFECT THEM INDIVIDUALLY.

PUBLIC HEARINGS: A public hearing on this project will be held by the Planning Commission on **November 5, 2007** at 7:00 p.m. in the Council Chambers, City Hall, 555 Santa Clara Street, Vallejo. A public hearing on this item, including the adoption of the Negative Declaration, has also been tentatively scheduled before the Vallejo City Council for November 27, 2007, at 7:00 p.m. in the Council Chambers, City Hall, 555 Santa Clara Street, Vallejo.

DATE OF NOTICE: October 11, 2007

DON HAZEN
Planning Manager



COUNCIL COMMUNICATION
REDEVELOPMENT AGENCY COMMUNICATION

Date: December 18, 2007

TO: Mayor and Members of the City Council
Chairman and Members of the Redevelopment Agency

FROM: Craig Whittom, Assistant City Manager/Community Development Director
Susan McCue, Economic Development Program Manager
Robert Stout, Finance Director

SUBJECT: Redevelopment Agency Annual Report for FY 2006-07

BACKGROUND & DISCUSSION

State law and regulations require redevelopment agencies to submit an annual report to the State Controller's Office by December 31st of each year and to submit the report to the city's Redevelopment Agency for acceptance. The FY 2006-07 report will be sent to the State Controller's Office prior to December 31, 2007. The report is comprised of the Redevelopment Agencies Financial Transactions Report, the Redevelopment Agency's financial and compliance audit for FY 2005-06, the Statement of Indebtedness, the Annual Report of Housing Activity of Community Redevelopment Agencies, the Blight Alleviation Program Report, the Loan Report, and the Property Report.

The Redevelopment Agency's financial and compliance audit is prepared by Maze and Associates. The auditors did not identify any issues in the compliance section of the report.

The Annual Report will be provided to the Housing and Redevelopment Commission.

FISCAL IMPACT

There is no fiscal impact related to the Redevelopment Agency Annual Report for FY 2006-07.

RECOMMENDATION

Adopt the following resolutions:

1. The City Council adopts the resolution accepting the Redevelopment Agency Annual Report for FY 2006-07.
2. The Redevelopment Agency adopts the resolution accepting the Redevelopment Agency Annual Report for FY 2006-07.

ENVIRONMENTAL REVIEW

An environmental review is not needed as part of this Redevelopment Agency Annual Report for FY 2006-07.

DOCUMENTS ATTACHED

Attachment A1 City Council Resolution

Attachment A 2 Redevelopment Agency Resolution

Attachment B Redevelopment Agency Annual Report for FY 2006-07 which includes:

1. Redevelopment Agencies Financial Transactions Report
2. State of California Department of Housing and Community Development Reporting Forms (schedules HCD-A, HCD-B, HCD-C and HCD-D)
3. Statement of Indebtedness
4. Financial Statements of the Vallejo Redevelopment Agency for the year ending June 30, 2007
5. Blight Report
6. Housing and Displacement Report
7. Loan Report
8. Property Report

CONTACT: Annette Taylor, Senior Community Development Analyst
649-3510, annette@ci.vallejo.ca.us
Susan McCue, Economic Development Program Manager
553-7283, smccue@ci.vallejo.ca.us

AGENCY RESOLUTION NO. _____

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO ACCEPTING THE REDEVELOPMENT AGENCY FY 2006-07 ANNUAL REPORT AS SUBMITTED TO THE STATE CONTROLLER

WHEREAS, pursuant to Health and Safety Code Section 33080 et seq., the Redevelopment Agency is required to submit an Annual Report to the State Controller within six (6) months of the close of the Redevelopment Agency's fiscal year; and

WHEREAS, under section 33080.1 of the Health and Safety Code the Annual Report of the Redevelopment Agency is required to include an independent financial audit report for the previous fiscal year, a fiscal statement for the previous fiscal year, a description of the Redevelopment Agency's activities in the previous fiscal year affecting housing and displacement, a description of the Redevelopment Agency's progress in the previous fiscal year in alleviating blight, a list of and status report on all loans made by the Redevelopment Agency of \$50,000 or more that, in the previous fiscal year were not in compliance with loan terms or were in default, and a description of the total number and nature of properties the Redevelopment Agency owns and has acquired in the previous fiscal year; and

WHEREAS, in compliance with Health and Safety Code Section 33080.1 the Annual Report to be submitted to the State Controller will consist of the Annual Report of Financial Transactions of Community Redevelopment Agencies, the Redevelopment Agency's financial and compliance audit, the Annual Report of Housing Activity of Community Redevelopment Agencies, the Blight Report, the Loan Report and the Property Report; and

WHEREAS, there were no compliance issues identified in the auditor's "Report on Compliance and on Internal Control over Financial Reporting Based on an Audit of Financial Statements performed in accordance with Government Auditing Standards" during FY 2006-07;

NOW, THEREFORE BE IT RESOLVED that the Redevelopment Agency hereby accepts the Annual Report for FY 2006-07.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO
ACCEPTING THE REDEVELOPMENT AGENCY ANNUAL REPORT FOR
FY 2006-07 AS SUBMITTED TO THE STATE CONTROLLER**

WHEREAS, pursuant to Health and Safety Code Section 33080 et seq., the Redevelopment Agency is required to submit an Annual Report to the State Controller within six (6) months of the close of the Redevelopment Agency's fiscal year; and

WHEREAS, under section 33080.1 of the Health and Safety Code the Annual Report of the Redevelopment Agency is required to include an independent financial audit report for the previous fiscal year, a fiscal statement for the previous fiscal year, a description of the Redevelopment Agency's activities in the previous fiscal year affecting housing and displacement, a description of the Redevelopment Agency's progress in the previous fiscal year in alleviating blight, a list of and status report on all loans made by the Redevelopment Agency of \$50,000 or more that, in the previous fiscal year were not in compliance with loan terms or were in default, and a description of the total number and nature of properties the Redevelopment Agency owns and has acquired in the previous fiscal year; and

WHEREAS, in compliance with Health and Safety Code Section 33080.1 the Annual Report to be submitted to the State Controller will consist of the Annual Report of Financial Transactions of Community Redevelopment Agencies, the Redevelopment Agency's financial and compliance audit, the Annual Report of Housing Activity of Community Redevelopment Agencies, the Blight Report, the Loan Report and the Property Report; and

WHEREAS, there were no compliance issues identified in the auditor's "Report on Compliance and on Internal Control over Financial Reporting Based on an Audit of Financial Statements performed in accordance with Government Auditing Standards" during FY 2006-07;

NOW, THEREFORE BE IT RESOLVED that the City Council hereby accepts the Annual Report for FY 2006-07.

**REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO
ANNUAL REPORT FOR FISCAL YEAR 2006-07**

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Community Development Reporting Forms (schedules
HCD-A, HCD-B, HCD-C and HCD-D) – To be added
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**EXHIBIT 1
TO REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO
ANNUAL REPORT FOR FISCAL YEAR 2006-07**

**Annual Report of Financial Transactions of
Community Redevelopment Agencies**

Redevelopment Agency Of The City Of Vallejo

Redevelopment Agencies Financial Transactions Report

General Information

Fiscal Year 2007

Members of the Governing Body			
	Last Name	First Name	Middle Initial
Chairperson	Intintoli, Jr	Anthony	J
Member	Gomes	Stephanie	
Member	Bartee	Tom	
Member	Sunga	Hermie	
Member	Cloutier	Gary	
Member	Davis	Gerald	
Member	Pearsall	Anthony	
Member			
Member			
Member			

Mailing Address

Street 1 555 Santa Clara Street, Third Floor

Street 2 P.O. Box 3068

City Vallejo State CA Zip 94590-5934

Phone (707) 648-4592 Is Address Changed?

Agency Officials				
	Last Name	First Name	Middle Initial	Phone
Executive Director	Tanner	Joseph	P	(707) 648-4576
Fiscal Officer	Stout	Robert	V	(707) 648-4343
Secretary	Ellsworth	Mary		(707) 648-4528
Report Prepared By				
Firm Name	Independent Auditor			
Last	Mayer	Biggs		
First	Susan	Cory		
Middle Initial	G			
Street	555 Santa Clara Street			
City	Vallejo			
State	CA			
Zip Code	94590-			
Phone	(707) 648-4486			

**Redevelopment Agency of the City of Vallejo
Redevelopment Agencies Financial Transactions Report**

Achievement Information (Unaudited)

Fiscal Year 2007

Indicate Only Those Achievements Completed During the Fiscal Year of this Report as a Direct Result of the Activities of the Redevelopment Agency.

Please provide a description of the agency's activities/accomplishments during the past year.
(Please be specific, as this information will be the basis for possible inclusion in the publication.)

Activity Report

Merged Vallejo Central, Vallejo Waterfront, and Marina Vista Redevelopment project areas.

Through the newly created New Market Tax Credit Program, the Agency has created the Grow Vallejo Program which will provide \$250,000 for loans to small start-up and expanding businesses. The National Development Council will provide \$750,000 to create a total of \$1,000,000 for the Grow Vallejo Loan Program.

Under the existing Empress Theater Loan Agreement, the City will receive a total of \$350,000 in interest payments during the seven year tax credit period.

	New Construction	Rehabilitated
Commercial Buildings	[]	[]
Industrial Buildings	[]	[]
Public Buildings	[]	[]
Other Buildings	[]	[]
Total Square Footage	0	0
Enter the Number of Jobs Created from the Activities of the Agency	[]	[]
Types Completed	[]	[]

A=Utilities B=Recreation C=Landscaping D=Sewer/ Storm E=Streets/ Roads
F=Bus/Transit

Redevelopment Agency of The City of Vallejo
Redevelopment Agencies Financial Transactions Report

Audit Information

Fiscal Year 2007

Was the Report Prepared from Audited Financial Data, and Did You Submit a Copy of the Audit?

No

Indicate Financial Audit Opinion

Audit Incomplete

If Financial Audit is not yet Completed, What is the Expected Completion Date?

12/31/2007

If the Audit Opinion was Other than Unqualified, State Briefly the Reason Given

Was a Compliance Audit Performed in Accordance with Health and Safety Code Section 33080.1 and the State Controller's Guidelines for Compliance Audits, and Did You Submit a Copy of the Audit?

No

Indicate Compliance Audit Opinion

Compliance Audit Incomplete

If Compliance Audit is not yet Completed, What is the Expected Completion Date?

12/31/2007

If compliance opinion includes exceptions, state the areas of non-compliance, and describe the agency's efforts to correct.

Redevelopment Agency of The City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2007

Project Area Name

Administration Fund

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund

O = Other Miscellaneous Funds or Programs

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

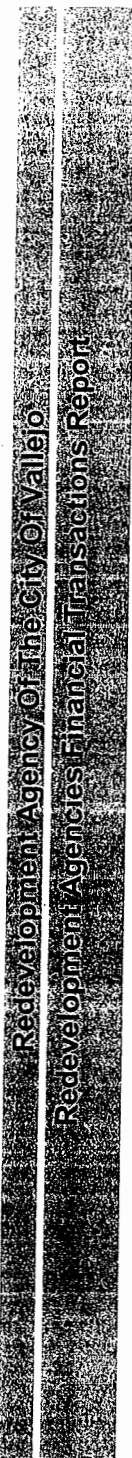
Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other



Project Area Report

Fiscal Year 2007

Project Area Name

Consolidated Low and Moderate Income Housing Funds

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

L

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Project Area Report

Fiscal Year 2007

Project Area Name

Flosden Acres Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

6/22/1970

Most Recent Date Project Area was Amended

9/17/1991

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2041

Effectiveness of Plan (Year Only)

2031

New Indebtedness (Year Only)

2024

Size of Project Area in Acres

647

Percentage of Land Vacant at the Inception of the Project Area

5.0

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

95.0

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

RCP

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency of The City of Vallejo
Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2007

Project Area Name

Marina Vista Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

5/5/1975

Most Recent Date Project Area was Amended

12/28/2006

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

12/28/2006

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2025

Effectiveness of Plan (Year Only)

2015

New Indebtedness (Year Only)

2004

Size of Project Area in Acres

1

Percentage of Land Vacant at the Inception of the Project Area

20.0

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

80.0

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

CPO

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Project Area Report

Fiscal Year 2007

Project Area Name

Merged Downtown/Waterfront
Redevelopment Projects

Please Provide a Brief Description of
the Activities for this Project Area
During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

No

Date Project Area was Established (MM-DD-YY)

12/28/2006

Most Recent Date Project Area was Amended

12/28/2006

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

12/28/2006

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2035

Effectiveness of Plan (Year Only)

2025

New Indebtedness (Year Only)

2026

Size of Project Area in Acres

504

Percentage of Land Vacant at the Inception of the Project Area
Health and Safety Code Section 33320.1 (xx.x%)

23.0

Percentage of Land Developed at the Inception of the Project Area
Health and Safety Code Section 33320.1 (xx.x%)

77.0

Objectives of the Project Area as Set Forth in the Project Area Plan
(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Project Area Report

Fiscal Year 2007

Project Area Name

Vallejo Central Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Project Area Report

Fiscal Year 2007

Project Area Name

Waterfront Development Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

12/26/1973

Most Recent Date Project Area was Amended

12/28/2006

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

12/28/2006

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2025

Effectiveness of Plan (Year Only)

2015

New Indebtedness (Year Only)

2017

Size of Project Area in Acres

1

Percentage of Land Vacant at the Inception of the Project Area

40.0

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

60.0

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

RICP

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency of the City of Vallejo
Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year **2007**

Project Area Name	Flostden Acres Project Area
Frozen Base Assessed Valuation	2,077,695
Increment Assessed Valuation	138,590,766
Total Assessed Valuation	140,668,461

Redevelopment Agency of the City of Vallejo
Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2007

Project Area Name

Marina Vista Project Area

Frozen Base Assessed Valuation

3,122,896

Increment Assessed Valuation

-3,122,896

Total Assessed Valuation

0

Redevelopment Agency of the City of Vallejo
Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2007

Project Area Name

Merged Downtown/Waterfront Redevelopment
Projects

Frozen Base Assessed Valuation

25,142,611

Increment Assessed Valuation

181,778,231

Total Assessed Valuation

206,920,842

Redevelopment Agency of the City of Vallejo
Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2007

Project Area Name

Vallejo Central Project Area

Frozen Base Assessed Valuation

20,544,677

Increment Assessed Valuation

-20,544,677

Total Assessed Valuation

0

Redevelopment Agency of the City of Vallejo
Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2007

Project Area Name

Waterfront Development Project Area

Frozen Base Assessed Valuation

1,475,038

Increment Assessed Valuation

-1,475,038

Total Assessed Valuation

0

Redevelopment Agency Of The City Of Vallejo
 Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year 2007

Project Area Name Flostden Acres Project Area

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Other Payments		
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County		405,499		\$405,499		
Cities			76,273	\$76,273		
School Districts				\$0		
Community College District				\$0		
Special Districts	84,941			\$84,941		
Total Paid to Taxing Agencies	\$84,941	\$405,499	\$76,273	\$566,713	\$0	\$0
Net Amount to Agency				\$931,772		
Gross Tax Increment Generated						1,498,485

Redevelopment Agency Of The City Of Vallejo
 Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year 2007

Project Area Name Marina Vista Project Area

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Other Payments		
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County		15,216		\$15,216		
Cities			23,526	\$23,526		
School Districts			10,016	\$10,016		
Community College District			1,148	\$1,148		
Special Districts			5,282	\$5,282		
Total Paid to Taxing Agencies	\$0	\$15,216	\$39,972	\$55,188	\$0	\$0
Net Amount to Agency				\$464,444		
Gross Tax Increment Generated				519,632		

Redevelopment Agency of The City of Vallejo

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year **2007**

Project Area Name

Merged Downtown/Waterfront Redevelopment Projects

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Other Payments		
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County				\$0		
Cities				\$0		
School Districts				\$0		
Community College District				\$0		
Special Districts				\$0		
Total Paid to Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0
Net Amount to Agency	\$0					
Gross Tax Increment Generated						

Redevelopment Agency of the City of Vallejo
Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year 2007

Project Area Name Vallejo Central Project Area

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Other Payments		
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County		141,659		\$141,659		
Cities			43,385	\$43,385		
School Districts			6,565	\$6,565		
Community College District			7,823	\$7,823		
Special Districts			8,237	\$8,237		
Total Paid to Taxing Agencies	\$0	\$141,659	\$66,010	\$207,669	\$0	\$0
Net Amount to Agency				\$574,634		
Gross Tax Increment Generated				782,303		

Redevelopment Agency of the City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year 2007

Project Area Name Waterfront Development Project Area

Amounts Paid To Taxing Agencies Pursuant To:	Tax Increment Pass Through Detail			Other Payments		
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County		4,650		\$4,650		
Cities			14,839	\$14,839		
School Districts			3,061	\$3,061		
Community College District			351	\$351		
Special Districts			1,660	\$1,660		
Total Paid to Taxing Agencies	\$0	\$4,650	\$19,911	\$24,561	\$0	\$0
Net Amount to Agency				\$638,672		
Gross Tax Increment Generated						663,233

Redevelopment Agency Of The City Of Vallejo
 Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year **Project Area Name**

Forward from Prior Year	
Bond Type	Certificates of Participation
Year of Authorization	2003
Principal Amount Authorized	2,617,597
Principal Amount Issued	2,617,597
Purpose of Issue	Finance Construction
Maturity Date Beginning Year	2004
Maturity Date Ending Year	2023
Principal Amount Unmatured Beginning of Fiscal Year	\$2,450,725
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	91,616
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$2,359,109
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State;
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Vallejo

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2007

Project Area Name

Marina Vista Project Area

Forward from Prior Year

Bond Type

City/County Debt

Year of Authorization

1975

Principal Amount Authorized

560,000

Principal Amount Issued

560,000

Purpose of Issue

Operations

Maturity Date Beginning Year

2004

Maturity Date Ending Year

2025

Principal Amount Unmatured Beginning of Fiscal Year

\$540,000

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

20,000

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$560,000

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Vallejo
Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year **Project Area Name**

Forward from Prior Year	
Bond Type	City/County Debt
Year of Authorization	1983
Principal Amount Authorized	4,588,738
Principal Amount Issued	4,588,738
Purpose of Issue	Operations
Maturity Date Beginning Year	1983
Maturity Date Ending Year	2023
Principal Amount Unmatured Beginning of Fiscal Year	\$3,012,788
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	1,575,950
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$4,588,738
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency of the City of Vallejo

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2007

Project Area Name

Vallejo Central Project Area

Forward from Prior Year	
Bond Type	City/County Debt
Year of Authorization	2006
Principal Amount Authorized	214,983
Principal Amount Issued	214,983
Purpose of Issue	Operations
Maturity Date Beginning Year	2006
Maturity Date Ending Year	2033
Principal Amount Unmatured Beginning of Fiscal Year	\$179,027
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	35,956
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$214,983
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency of the City of Vallejo

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2007

Project Area Name

Waterfront Development Project Area

Forward from Prior Year	
Bond Type	Tax Allocation Bonds
Year of Authorization	1989
Principal Amount Authorized	2,485,000
Principal Amount Issued	2,485,000
Purpose of Issue	Debt Repayment
Maturity Date Beginning Year	1989
Maturity Date Ending Year	2019
Principal Amount Unmatured Beginning of Fiscal Year	\$2,190,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	75,000
Principal Amount Deceased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$2,115,000
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency of the City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year **Project Area Name**

Forward from Prior Year	
Bond Type	Tax Allocation Bonds
Year of Authorization	1990
Principal Amount Authorized	3,335,000
Principal Amount Issued	3,335,000
Purpose of Issue	Operations
Maturity Date Beginning Year	1990
Maturity Date Ending Year	2020
Principal Amount Unmatured Beginning of Fiscal Year	\$2,415,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	95,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$2,320,000
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State;
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency of The City of Vallejo

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2007

Project Area Name

Vallejo Central Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes	
Tax Allocation Bonds	
1990	
1,900,000	
1,900,000	
Operations	
1990	
2020	
\$1,695,000	
35,000	
\$1,660,000	

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency of the City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year
 Project Area Name

Forward from Prior Year	<input type="text" value="YES"/>
Bond Type	Tax Allocation Bonds
Year of Authorization	2001
Principal Amount Authorized	5,410,000
Principal Amount Issued	5,410,000
Purpose of Issue	Operations
Maturity Date Beginning Year	2002
Maturity Date Ending Year	2031
Principal Amount Unmatured Beginning of Fiscal Year	\$5,080,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	115,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$4,965,000
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State;
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of Vallejo
Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year **Project Area Name**

Forward from Prior Year	
Bond Type	Notes
Year of Authorization	2007
Principal Amount Authorized	661,320
Principal Amount Issued	661,320
Purpose of Issue	Operations
Maturity Date Beginning Year	2007
Maturity Date Ending Year	2019
Principal Amount Unmatured Beginning of Fiscal Year	
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	661,320
Principal Amount Matured During Fiscal Year	
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$661,320
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency of the City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2007
 Project Area Name Administration Fund

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>					\$0
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income					\$0
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies	333,531				\$333,531
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$333,531	\$0	\$0	\$0	\$333,531

Redevelopment Agency Of The City Of Vallejo
Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year	Project Area Name	Statement of Income and Expenditures - Revenues				Total
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	
2007	Consolidated Low and Moderate Income Housing Funds					\$0
	Tax Increment Gross <i>(Include All Apportionments)</i>					\$0
	Special Supplemental Subvention					\$0
	Property Assessments					\$0
	Sales and Use Tax					\$0
	Transient Occupancy Tax					\$0
	Interest Income	0	9,641	103,920		\$113,561
	Rental Income					\$0
	Lease Income					\$0
	Sale of Real Estate					\$0
	Gain on Land Held for Resale					\$0
	Federal Grants					\$0
	Grants from Other Agencies					\$0
	Bond Administrative Fees					\$0
	Other Revenues					\$0
	Total Revenues	\$0	\$9,641	\$103,920	\$0	\$113,561

Redevelopment Agency of The City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2007
 Project Area Name Flosten Acres Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>		1,498,485			\$1,498,485
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	322,098	16,966			\$339,064
Rental Income	53,040				\$53,040
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	1,454,098				\$1,454,098
Total Revenues	\$1,829,236	\$1,515,451	\$0	\$0	\$3,344,687

Redevelopment Agency Of The City Of Vallejo
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2007
 Project Area Name Marina Vista Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>		519,632			\$519,632
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income		5,875			\$5,875
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$0	\$525,507	\$0	\$0	\$525,507

Redevelopment Agency of The City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2007
 Project Area Name Merged Downtown/Waterfront Redevelopment Projects

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>					\$0
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	88,666				\$88,666
Rental Income	94,867				\$94,867
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$183,533	\$0	\$0	\$0	\$183,533

**Redevelopment Agency of The City of Vallejo
Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Revenues

Fiscal Year 2007 **Project Area Name** Vallejo Central Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>		782,303			\$782,303
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income		11,636			\$11,636
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$0	\$793,939	\$0	\$0	\$793,939

Redevelopment Agency of the City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year 2007
 Project Area Name Waterfront Development Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>		663,233			\$663,233
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income		19,198			\$19,198
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$0	\$682,431	\$0	\$0	\$682,431

Redevelopment Agency of the City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Project Area Name	Fiscal Year				Total
	2007	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0

Redevelopment Agency of The City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	Project Area Name	Administration Fund					Total
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		
2007		\$0	\$0	\$0	\$0	\$0	
	Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses					\$0	
	Equity, Beginning of Period					\$0	
	Prior Period Adjustments					\$0	
	Residual Equity Transfers					\$0	
	Equity, End of Period	\$0	\$0	\$0	\$0	\$0	

Redevelopment Agency of the City of Vallejo

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	Project Area Name	Consolidated Low and Moderate Income Housing Funds				Total
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	
2007						\$0
	Proceeds of Long-Term Debt					\$0
	Proceeds of Refunding Bonds					\$0
	Payment to Refunded Bond Escrow Agent					\$0
	Advances from City/County					\$0
	Sale of Fixed Assets					\$0
	Miscellaneous Financing Sources (Uses)			-1		(\$1)
	Operating Transfers In		464,813			\$464,813
	Tax Increment Transfers In			692,731		\$692,731
	Operating Transfers Out			464,813		\$464,813
	Tax Increment Transfers Out					\$0
	(To the Low and Moderate Income Housing Fund)					
	Total Other Financing Sources (Uses)	\$0	\$464,813	\$227,917	\$0	\$692,730

Redevelopment Agency of the City of Vallejo

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	Project Area Name	Consolidated Low and Moderate Income Housing Funds				Total
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	
2007		\$0	\$1,029	(\$582,468)	\$0	(\$581,439)
	Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$0	\$477,135	\$10,896,928	\$0	\$11,374,063
	Equity, Beginning of Period					\$0
	Prior Period Adjustments					\$0
	Residual Equity Transfers					\$0
	Equity, End of Period	\$0	\$478,164	\$10,314,460	\$0	\$10,792,624

Redevelopment Agency of the City of Vallejo

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	Project Area Name	Florsden Acres Project Area				Total
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	
2007	Proceeds of Long-Term Debt					\$0
	Proceeds of Refunding Bonds					\$0
	Payment to Refunded Bond Escrow Agent					\$0
	Advances from City/County					\$0
	Sale of Fixed Assets					\$0
	Miscellaneous Financing Sources (Uses)					\$0
	Operating Transfers In	649,041				\$649,041
	Tax Increment Transfers In					\$0
	Operating Transfers Out		649,041			\$649,041
	Tax Increment Transfers Out		299,697			\$299,697
	<i>(To the Low and Moderate Income Housing Fund)</i>					
	Total Other Financing Sources (Uses)	\$649,041	(\$948,738)	\$0	\$0	(\$299,697)

Redevelopment Agency of the City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year 2007
 Project Area Name Flodsen Acres Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$665,481	\$0	\$0	\$0	\$665,481
Equity, Beginning of Period	\$6,018,253	\$1,000,000	\$0	\$0	\$7,018,253
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$6,683,734	\$1,000,000	\$0	\$0	\$7,683,734

Redevelopment Agency of the City of Vallejo

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	Project Area Name	Statement of Income and Expenditures - Other Financing Sources				Total
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	
2007	Marina Vista Project Area					\$0
	Proceeds of Long-Term Debt					\$0
	Proceeds of Refunding Bonds					\$0
	Payment to Refunded Bond Escrow Agent					\$0
	Advances from City/County					\$0
	Sale of Fixed Assets					\$0
	Miscellaneous Financing Sources (Uses)					\$0
	Operating Transfers In		122,004			\$122,004
	Tax Increment Transfers In					\$0
	Operating Transfers Out					\$0
	Tax Increment Transfers Out		103,926			\$103,926
	(To the Low and Moderate Income Housing Fund)					
	Total Other Financing Sources (Uses)	\$0	\$18,078	\$0	\$0	\$18,078

Redevelopment Agency of The City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year 2007
 Project Area Name Marina Vista Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$0	(\$65,040)	\$0	\$0	(\$65,040)
Equity, Beginning of Period	\$307,766	(\$858,568)	\$0	\$0	(\$550,802)
Prior Period Adjustments		-540,000			(\$540,000)
Residual Equity Transfers	-307,766				(\$307,766)
Equity, End of Period	\$0	(\$1,463,608)	\$0	\$0	(\$1,463,608)

Redevelopment Agency of the City of Vallejo
Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Project Area Name	Fiscal Year	Merged Downtown/Waterfront Redevelopment Projects				Total
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	
Proceeds of Long-Term Debt	2007	661,320				\$661,320
Proceeds of Refunding Bonds						\$0
Payment to Refunded Bond Escrow Agent						\$0
Advances from City/County						\$0
Sale of Fixed Assets						\$0
Miscellaneous Financing Sources (Uses)						\$0
Operating Transfers In		1,972,069				\$1,972,069
Tax Increment Transfers In						\$0
Operating Transfers Out		122,004				\$122,004
Tax Increment Transfers Out						\$0
<i>(To the Low and Moderate Income Housing Fund)</i>						
Total Other Financing Sources (Uses)		\$2,511,385	\$0	\$0	\$0	\$2,511,385

Redevelopment Agency of the City of Vallejo
Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year 2007
 Project Area Name Merged Downtown/Waterfront Redevelopment Projects

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$1,374,606	\$0	\$0	\$0	\$1,374,606
Equity, Beginning of Period					\$0
Prior Period Adjustments					\$0
Residual Equity Transfers	5,446,074				\$5,446,074
Equity, End of Period	\$6,820,680	\$0	\$0	\$0	\$6,820,680

Redevelopment Agency of the City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	Project Area Name	Statement of Income and Expenditures - Other Financing Sources				Total
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	
2007	Vallejo Central Project Area					
	Proceeds of Long-Term Debt					\$0
	Proceeds of Refunding Bonds					\$0
	Payment to Refunded Bond Escrow Agent					\$0
	Advances from City/County					\$0
	Sale of Fixed Assets					\$0
	Miscellaneous Financing Sources (Uses)					\$0
	Operating Transfers In					\$0
	Tax Increment Transfers In					\$0
	Operating Transfers Out		1,723,375			\$1,723,375
	Tax Increment Transfers Out		156,461			\$156,461
	<i>(To the Low and Moderate Income Housing Fund)</i>					
	Total Other Financing Sources (Uses)	\$0	(\$1,879,836)	\$0	\$0	(\$1,879,836)

Redevelopment Agency Of The City Of Vallejo
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year 2007
 Project Area Name Vallejo Central Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$0	(\$1,575,467)	\$0	\$0	(\$1,575,467)
Equity, Beginning of Period	\$2,982,178	\$154,564	\$0	\$0	\$3,136,742
Prior Period Adjustments	-179,027	-3,012,788			(\$3,191,815)
Residual Equity Transfers	-2,803,151				(\$2,803,151)
Equity, End of Period	\$0	(\$4,433,691)	\$0	\$0	(\$4,433,691)

Redevelopment Agency of The City of Vallejo
Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	Project Area Name	Waterfront Development Project Area					Total
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		
2007							\$0
	Proceeds of Long-Term Debt						\$0
	Proceeds of Refunding Bonds						\$0
	Payment to Refunded Bond Escrow Agent						\$0
	Advances from City/County						\$0
	Sale of Fixed Assets						\$0
	Miscellaneous Financing Sources (Uses)						\$0
	Operating Transfers In						\$0
	Tax Increment Transfers In						\$0
	Operating Transfers Out		248,694				\$248,694
	Tax Increment Transfers Out		132,647				\$132,647
	<i>(To the Low and Moderate Income Housing Fund)</i>						
	Total Other Financing Sources (Uses)	\$0	(\$381,341)	\$0	\$0		(\$381,341)

Redevelopment Agency Of The City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year 2007
 Project Area Name Waterfront Development Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$0	\$5,981	\$0	\$0	\$5,981
Equity, Beginning of Period	\$2,335,156	\$245,761	\$0	\$0	\$2,580,917
Prior Period Adjustments					\$0
Residual Equity Transfers	-2,335,156				(\$2,335,156)
Equity, End of Period	\$0	\$251,742	\$0	\$0	\$251,742

Redevelopment Agency of the City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Balance Sheet - Assets and Other Debits

Fiscal Year	2007	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Assets and Other Debits								
Cash and Imprest Cash	7,979,235	127,582	1,296,179					\$9,402,996
Cash with Fiscal Agent	380,553	1,164,633						\$1,545,186
Tax Increments Receivable								\$0
Accounts Receivable								\$0
Accrued Interest Receivable			1,112,469					\$1,112,469
Loans Receivable	4,406,860		9,775,187					\$14,182,047
Contracts Receivable								\$0
Lease Payments Receivable								\$0
Unearned Finance Charge								\$0
Due from Capital Projects Fund								\$0
Due from Debt Service Fund		1,183,288						\$1,183,288
Due from Low/Moderate Income Housing Fund								\$0
Due from Special Revenue/Other Funds								\$0

Redevelopment Agency of the City of Vallejo
Redevelopment Agencies Financial Transactions Report

Balance Sheet - Assets and Other Debits

Fiscal Year	2007	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Investments								\$0
Other Assets								\$0
Investments: Land Held for Resale		1,343,595						\$1,343,595
Allowance for Decline In Value of Land Held for Resale								\$0
Fixed Assets: Land, Structures, and Improvements							2,850,046	\$2,850,046
Equipment								\$0
Amount Available In Debt Service Fund						5,363,721		\$5,363,721
Amount to be Provided for Payment of Long-Term Debt						14,080,429		\$14,080,429
Total Assets and Other Debits		\$14,110,243	\$2,475,503	\$12,183,835	\$0	\$19,444,150	\$2,850,046	\$51,063,777

(Must Equal Total Liabilities, Other Credits, and Equities)

Redevelopment Agency of the City of Vallejo
 Redevelopment Agencies Financial Transactions Report

Balance Sheet - Liabilities and Other Credits

Fiscal Year	2007	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Liabilities and Other Credits								
Accounts Payable		152,846	127,582	756,906				\$1,037,334
Interest Payable								\$0
Tax Anticipation Notes Payable								\$0
Loans Payable								\$0
Other Liabilities		452,983	5,332,026	1,112,469				\$6,897,478
Due to Capital Projects Fund								\$0
Due to Debt Service Fund			1,183,288					\$1,183,288
Due to Low/Moderate Income Housing Fund								\$0
Due to Special Revenue/Other Funds								\$0
Tax Allocation Bonds Payable						11,060,000		\$11,060,000
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds						2,359,109		\$2,359,109
All Other Long-Term Debt						6,025,041		\$6,025,041
Total Liabilities and Other Credits		\$605,829	\$6,642,696	\$1,869,375	\$0	\$19,444,150		\$28,562,250

Redevelopment Agency Of The City Of Vallejo
Redevelopment Agencies Financial Transactions Report

Balance Sheet - Liabilities and Other Credits

Fiscal Year	2007	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
Equities							2,850,046	\$2,850,046
Investment In General Fixed Assets								
Fund Balance Reserved	6,186,391	2,164,633	9,775,187					\$18,126,211
Fund Balance Unreserved-Designated	1,920,237		539,273					\$2,459,510
Fund Balance Unreserved-Undesignated	5,397,786	-6,332,026						(\$934,240)
Total Equities	\$13,504,414	(\$4,167,393)	\$10,314,460	\$0			\$2,850,046	\$22,501,527
Total Liabilities, Other Credits, and Equities	\$14,110,243	\$2,475,503	\$12,183,835	\$0	\$19,444,150		\$2,850,046	\$51,063,777

Redevelopment Agency of the City of Vallejo
Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Summary, Combined Transfers In/Out

Fiscal Year	2007
Operating Transfers In	\$3,207,927
Tax Increment Transfers In	\$692,731
Operating Transfers Out	\$3,207,927
Tax Increment Transfers Out	\$692,731

**EXHIBIT 2
TO REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO
ANNUAL REPORT FOR FISCAL YEAR 2006-07**

**State of California Department of Housing and
Community Development Reporting Forms**

(Schedules HCD-A, HCD-B, HCD-C and HCD-D)

California Redevelopment Agencies - Fiscal Year 2006/2007
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial Summary
 VALLEJO RDA

Adjusted Beginning Balance	Project Area Receipts	Agency Other Revenue	Total Expenses	Net Resources Available	Other Housing Fund Assets	Total Housing Fund Assets	Encumbrances	* Unencumbered Balance	Unencumbered Designated	Unencumbered Not Dsgntd
\$994,057	\$692,731	\$231,604	\$1,379,119	\$539,273	\$9,775,187	\$10,314,460	\$0	\$539,273	\$0	\$539,273

Expenses	Debt Service	Planning and Administration Costs	Total
2006/2007	\$1,203,813	\$175,306	\$1,379,119

*The Unencumbered Balance is equal to Net Resources Available minus Encumbrances

Note: Print this report in Landscape Orientation (Use the Print Icon just above, then Properties then Landscape)

California Redevelopment Agencies - Fiscal Year 2006/2007
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 VALLEJO RDA

	Beginning Balance	\$994,057
	Adjustment to Beginning Balance	\$0
	Adjusted Beginning Balance	\$994,057
Total Tax Increment From PA(s) \$692,731	Total Receipts from PA(s)	\$692,731
	Other Revenues not reported on Schedule A	\$231,604
	Sum of Beginning Balance and Revenues	\$1,918,392

Expenditure			
Item	Subitem	Amount	Remark
Debt Service			
Debt Principal Payments	Tax Allocation, Bonds & Notes	\$115,000	
Interest Expense		\$1,088,813	
	Subtotal of Debt Service	\$1,203,813	
Planning and Administration Costs			
Administration Costs		\$121,306	
Professional Services		\$54,000	
	Subtotal of Planning and Administration Costs	\$175,306	
	Total Expenditures	\$1,379,119	

Net Resources Available \$539,273

Indebtedness For Setasides Deferred \$335,967

Other Housing Fund Assets			
Category	Amount	Remark	
Loan Receivable for Housing Activities	\$9,775,187		
Other	-\$335,967	<i>This transaction is to remove the Indebtedness for Set-asides Deferred amount of \$335,967 that is hardcoded in the reporting software but is not applicable to our agency.</i>	
	Total Other Housing Fund Assets	\$9,439,220	

Total Fund Equity \$10,314,460

California Redevelopment Agencies - Fiscal Year 2006/2007
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 VALLEJO RDA

2003/2004	\$3885669	<i>sum of 4 Previous Years' Tax</i>	<i>Prior Year Ending Unencum</i>	<i>Excess Surplus for</i>
2004/2005	\$568264	<i>Increment for 2006/2007</i>		<i>2006/2007</i>
2005/2006	\$652340	\$5602292	\$994,057	\$0

<i>Sum of Current and 3 Previous Years' Tax Increments</i>	\$5,799,004
<i>Adjusted Balance</i>	\$539,273
<i>Excess Surplus for next year</i>	\$0
<i>Net Resources Available</i>	\$539,273
<i>Unencumbered Designated</i>	\$0
<i>Unencumbered Undesignated</i>	\$539,273
<i>Total Encumbrances</i>	\$0
<i>Unencumbered Balance</i>	\$539,273
<i>Unencumbered Balance Adjusted for Debt Proceeds</i>	\$0
<i>Unencumbered Balance Adjusted for Land Sales</i>	\$0
<i>Excess Surplus Expenditure Plan</i>	No
<i>Excess Surplus Plan Adoption Date</i>	

<i>Site Improvement Activities Benefiting Households</i>				
<i>Income Level</i>	<i>Low</i>	<i>Very Low</i>	<i>Moderate</i>	<i>Total</i>

<i>Land Held for Future Development</i>					
<i>Site Name</i>	<i>Num Of Acres</i>	<i>Zoning</i>	<i>Purchase Date</i>	<i>Estimated Start Date</i>	<i>Remark</i>

Use of the Housing Fund to Assist Mortgagees

Income Adjustment Factors *Requirements Completed*

Home \$ *Hope* \$

Non Housing Redevelopment Funds Usage

Resource Needs

California Redevelopment Agencies - Fiscal Year 2006/2007
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial and Program Detail
VALLEJO RDA

LMIHF Deposits/Withdrawals				
Document Name	Document Date	Custodian Name	Custodian Phone	Copy Source

Achievements
Description

California Redevelopment Agencies-Fiscal Year 2006/2007
 Project Area Contributions to Low and Moderate Income Housing Funds
 Sch A Project Area Summary Report
 VALLEJO RDA

Project Area	100% of Tax Increment	20% Set Aside Requirement	Tax Increment Allocated	Amount Exempted	Deferral	Tax Incr. Deposited to Hsng Fund	Percent of Tax Incr Dep	Repayment Deferrals	Other Income	Total Deposited to Housing
FLOSDEN ACRES PROJECT	\$1,498,485	\$299,697	\$299,697	\$0	\$0	\$299,697	20%	\$0	\$0	\$299,697
MARINA VISTA PROJECT	\$519,632	\$103,926	\$103,926	\$0	\$0	\$103,926	20.00%	\$0	\$0	\$103,926
VALLEJO CENTRAL PROJECT	\$782,303	\$156,461	\$156,461	\$0	\$0	\$156,461	20.00%	\$0	\$0	\$156,461
WATERFRONT PROJECT	\$663,233	\$132,647	\$132,647	\$0	\$0	\$132,647	20.00%	\$0	\$0	\$132,647
Agency Totals:	\$3,463,653	\$692,731	\$692,731	\$0	\$0	\$692,731	20.00%	\$0	\$0	\$692,731

Note: Print this report in Landscape Orientation (Use the Print Icon just above, then Properties then Landscape)

California Redevelopment Agencies- Fiscal Year 2006/2007
 Project Area Contributions to Low and Moderate Income Housing Fund
 Sch A Project Area Financial Information

Project Area VALLEJO CENTRAL PROJECT							
Type: Inside Project Area		Status: Active					
Plan Adoption: 1983		Plan Expiration Year: 2026					
Gross Tax Increment	Calculated Deposit	Amount Allocated	Amount Exempted	Amount Deferred	Total Deposited	%	Cumulative Def.
\$782,303	\$156,461	\$156,461	\$0	\$0	\$156,461	20.00%	\$0
				Repayment	\$0		
				Category			
				Total Additional Revenue	\$0		
		Total Housing Fund Deposits for Project Area			\$156,461		

Project Area WATERFRONT PROJECT							
Type: Inside Project Area		Status: Active					
Plan Adoption: 1973		Plan Expiration Year: 2017					
Gross Tax Increment	Calculated Deposit	Amount Allocated	Amount Exempted	Amount Deferred	Total Deposited	%	Cumulative Def.
\$663,233	\$132,647	\$132,647	\$0	\$0	\$132,647	20.00%	\$335,967
				Repayment	\$0		
				Category			
				Total Additional Revenue	\$0		
		Total Housing Fund Deposits for Project Area			\$132,647		

Agency Totals For All Project Areas:

Gross Tax Increment	Calculated Deposit	Amount Allocated	Amount Exempted	Amount Deferred	Total Deposited	%	Cumulative Def.
\$3,463,653	\$692,730.6	\$692,731	\$0	\$0	\$692,731	20%	\$335,967
		Total Additional Revenue from Project Areas			\$0		
		Total Deferral Repayments.			\$0		
		Total Deposit to Housing Fund from Project Areas.			\$692,731		

Project Area Name: **MARINA VISTA PROJECT**

Project Name: **Marina Tower Annex**
 Address: **575 Sacramento Street Vallejo 94590**
 Owner Name: **Bridge Housing**

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Other Provided with LMIHF								
Unit								
Substantial Rehabilitation								
Non-Agency	Rental	Elderly	155	0	0	0	0	155
Unit Total			155	0	0	0	0	155

Project Area Name: OUTSIDE PROJECT AREA

Project Name: Avian Glen Apartments-Affirmed Housing
 Address: 200 East Washington Avenue, 208 Escondido 92025

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Other Provided with LMIHF								
Unit								
New Construction								
Non-Agency	Rental	Non-Elderly	87	0	0	0	0	87
Unit Total			87	0	0	0	0	87

SCHEDULE HCD E
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
(This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2006/2007

Agency: VALLEJO RDA

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for Very-Low Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

**EXHIBIT 3
TO REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO
ANNUAL REPORT FOR FISCAL YEAR 2006-07**

Statement of Indebtedness

Cover Page

STATEMENT OF INDEBTEDNESS - CONSOLIDATED
FILED FOR THE 2007-2008 TAX YEAR

Name of Redevelopment Agency Vallejo Redevelopment Agency
Name of Project Area MARINA VISTA

	Line	Balances Carried Forward From:		Current	
		Total Outstanding Debt	Principal/Interest Due During Tax Year	Total Outstanding Debt	Principal/Interest Due During Tax Year
Fiscal Period - Totals (Optional)	(1)	\$ 45,679,093	\$ 648,134	\$ 45,679,093	\$ 648,134
Post Fiscal Period - Totals	(2)	\$ -	\$ -	\$ -	\$ -
Grand Totals	(3)	45,679,093	648,134	45,679,093	648,134
Available Revenues	(4)	359,039		359,039	
From Calculation of Available Revenues, Line 7	(5)	\$ 45,320,054		\$ 45,320,054	
Net Requirement					

Consolidate on this form all of the data contained on Form A and B (including supplemental pages). Form A is to include all indebtedness entered into as of June 30 of the Fiscal Year. Form B may be filed at the option of the agency, and is to include indebtedness entered into post June 30 of the Fiscal Year, pursuant to Health and Safety Code Section 33675(c)(2). This is optional for each agency and is not a requirement for filing the Statement of indebtedness. The Reconciliation Statement is to include indebtedness from Form A only.

Certification of Chief Financial Officer:
Pursuant to Section 336775 (b) of the Health and Safety Code,
I hereby certify that the above is a true and accurate Statement
of Indebtedness for the above named agency.

ROBERT V STOUT FINANCE DIRECTOR
Signature: *Robert V Stout* Title: Finance Director
Date: 10/1/07

Form A
Page 1 of 1 Pages

STATEMENT OF INDEBTEDNESS
FILED FOR THE 2007-2008 TAX YEAR

Name of Redevelopment Agency
Name of Project Area

Vallejo Redevelopment Agency
MARINA VISTA

For Indebtedness Entered into as of 6/30/2007

Debt Identification	Original Data					Current	
	Date	Principal	Term	Interest Rate	Total Interest	Total Outstanding Debt	Principal/Interest Due During Tax Year
(A) 1990 Tax Allocation bonds	10/1/1990	3,335,000	1991-2020	Variable		3,740,503	270,250
(B) 2003 COP - State Farm	12/1/2003	2,617,600	2003-2023	Variable	1,156,075	3,270,315	210,941
(C) Advances from the City	As of 6/30/2006					3,163,718	-
(D) Advance - Flosden	9/24/2003	1,000,000	Until Paid	N/A	N/A	1,183,288	-
(E) Advance - Bridge Fund	As of 6/30/2006	500,000	Until Paid	N/A	N/A	560,000	-
(G) Improvement Projects (Georgia Street)	As of 6/30/2006	N/A	Annual	N/A	N/A	-	-
(H) Triad Downtown Development DDA	As of 6/30/2006	N/A	Annual	N/A	N/A	5,425,750	-
(I) Waterfront DDA	As of 6/30/2006	N/A	Annual	N/A	N/A	14,175,000	-
(J) Passthroughs	As of 6/30/2006	N/A	N/A	N/A	N/A	5,024,700	51,000
(K) 20% Low & Mod Income Housing Set-Aside Required by H & S Code	As of 6/30/2006					9,135,819	115,943
Sub Total,						45,679,093	648,134
Totals Forward							
From All Other Pages							
Grand Totals						45,679,093	648,134
Available Revenues							
From Calculation of Available Revenues						359,039	
Net Requirement						45,320,054	

Purpose of Indebtedness:

- (A) STREET & INFRASTRUCTURE IMPROVEMENTS
- (B) STATE FARM PROJECT
- (C) STREET AND INFRASTRUCTURE IMPROVEMENTS
- (D) CAPITAL STREET PROJECT
- (E) CAPITAL STREET PROJECT
- (G) IMPROVEMENT PROJECTS-GEORGIA STREET
- (H) TRIAD DOWNTOWN DEVELOPMENT PROJECT DDA
- (I) DEVELOPMENT OF WATERFRONT PUBLIC IMPROVEMENTS
- (J) PASS-THRU OBLIGATIONS
- (K) LOW & MOD INCOME HOUSING SET-ASIDE REQUIRED BY SECTION 33334.2 OF THE HEALTH & SAFETY CODE

RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

Name of Agency Vallejo Redevelopment Agency
 Name of Project Area MARINA VISTA

Tax Year 2007-2008

Reconciliation Dates: From July 1, 2006 To June 30, 2007

Debt Identification:		A		B		C		D		E		F
SOI, page and line:	Brief Description	Outstanding Debt All Beginning Indebtedness	Adjustments	Increases (Attach Explanation)	Decreases (Attach Explanation)	Amounts Paid Against Indebtedness, from:	Other Funds	Remaining Balance (A+B-C-D-E)				
Prior Yr	Current Yr											
Pg 1	Pg 1											
Line A	Line A											
Pg 1	Pg 1	4,013,063	2			272,562		3,740,503				
Line A	Line A	3,445,880				175,565		3,270,315				
Pg 1	Pg 1	3,042,037	121,681					3,163,718				
Line B	Line B	1,133,288	50,000					1,183,288				
Pg 1	Pg 1	540,000	20,000					560,000				
Line C	Line C		176,497			135,839	40,658					
Pg 1	Pg 1	142,370	39,295	181,665								
Line D	Line D	5,425,750						5,425,750				
Pg 1	Pg 1	14,175,000						14,175,000				
Line E	Line E	31,917,388	407,475	181,665		583,966	40,658	31,518,574				
Pg 1	Pg 1	1,679,863	3,400,025			55,188		5,024,700				
Line F	Line F	8,399,313	840,432			103,926		9,135,819				
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line G	Line G											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line H	Line H											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line I	Line I											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line J	Line J											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line K	Line K											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line L	Line L											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line M	Line M											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line N	Line N											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line O	Line O											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line P	Line P											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line Q	Line Q											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line R	Line R											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line S	Line S											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line T	Line T											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line U	Line U											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line V	Line V											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line W	Line W											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line X	Line X											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line Y	Line Y											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line Z	Line Z											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AA	Line AA											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AB	Line AB											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AC	Line AC											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AD	Line AD											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AE	Line AE											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AF	Line AF											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AG	Line AG											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AH	Line AH											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AI	Line AI											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AJ	Line AJ											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AK	Line AK											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AL	Line AL											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AM	Line AM											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AN	Line AN											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AO	Line AO											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AP	Line AP											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AQ	Line AQ											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AR	Line AR											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AS	Line AS											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AT	Line AT											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AU	Line AU											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AV	Line AV											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AW	Line AW											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AX	Line AX											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AY	Line AY											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line AZ	Line AZ											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line BA	Line BA											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line BB	Line BB											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line BC	Line BC											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line BD	Line BD											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line BE	Line BE											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line BF	Line BF											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line BG	Line BG											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line BH	Line BH											
Pg 1	Pg 1	41,996,563	4,647,932	181,665		743,080	40,658	45,679,093				
Line BI	Line BI											
Pg 1	Pg 1	41,996,563	4,647,932	181,665	</							

CALCULATION OF AVAILABLE REVENUES

AGENCY NAME Vallejo Redevelopment Agency

PROJECT AREA MARINA VISTA

TAX YEAR 2007-2008

RECONCILIATION DATES: JULY 1, 2006 TO JUNE 30, 2007

1.	Beginning Balance, Available Revenues, as originally reported	764,152	
	Adjustment	(181,665)	
	Beginning Balance, Available Revenues, as revised	582,487	
2.	Tax Increment Received - Gross		519,632
	All Tax Increment Revenues, including any Tax Increment passed through to other local taxing agencies		
3.	All other Available Revenues Received		
	Use of Money & Property - Debt Service Fund	5,875	
	Use of Money & Property - Capital Projects Fund	34,783	
			40,658
4.	Revenues from any other source, included in Column E of the Reconciliation Statement, but not included in (1 - 3) above		-
5.	Sum of Lines 1 through 4		1,142,777
6.	Total amounts paid against indebtedness in previous year. (D + E on Reconciliation Statement)		
	Debt Service Fund Expenditures	608,625	
	Less unpaid accrued interest on interfund advances	(70,000)	
	Debt Service Fund Transfer out - low/mod	103,926	
	Capital Project Fund Expenditures	141,187	
		783,738	
	Proof	-	783,738
7.	Available Revenues, End of Year (5 - 6)		359,039

Reconciliation to Fund Balance per GAAP Financial Statements:

Debt Service Fund (Fiscal Agent Reserve) 279,680

Capital Project Fund 79,359

359,039

359,039

Proof -

Cover Page

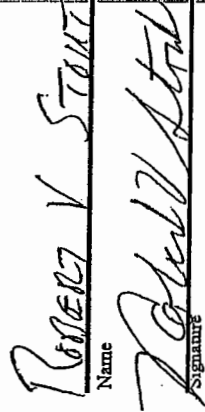
**STATEMENT OF INDEBTEDNESS - CONSOLIDATED
FILED FOR THE 2007-2008 TAX YEAR
Vallejo Redevelopment Agency
FLOSDEN**

Name of Redevelopment Agency
Name of Project Area

	Line	Balances Carried Forward From:		Current	
		Total Outstanding Debt	Principal/Interest Due During Tax Year	Total Outstanding Debt	Principal/Interest Due During Tax Year
Fiscal Period - Totals (Optional)	(1)	280,081,441	14,914,337		
Post Fiscal Period - Totals Grand Totals	(2)				
Available Revenues From Calculation of Available Revenues, Line 7	(3)	280,081,441	14,914,337		
Net Requirement	(4)	7,683,734			
	(5)	272,397,707			

Consolidate on this form all of the data contained on Form A and B (including supplemental pages). Form A is to include all indebtedness entered into as of June 30 of the Fiscal Year. Form B may be filed at the option of the agency, and is to include indebtedness entered into post June 30 of the Fiscal Year, pursuant to Health and Safety Code Section 33675(c)(2). This is optional for each agency and is not a requirement for filing the Statement of indebtedness. The Reconciliation Statement is to include indebtedness from Form A only.

Certification of Chief Financial Officer:
Pursuant to Section 336775 (b) of the Health and Safety Code,
I hereby certify that the above is a true and accurate Statement
of Indebtedness for the above named agency.


 Name: ROBERT V. STARK
 Title: FINANCE DIRECTOR
 Date: 10/1/07

**STATEMENT OF INDEBTEDNESS
FILED FOR THE 2007-2008 TAX YEAR
Vallejo Redevelopment Agency
FLOSDEN**

Name of Redevelopment Agency
Name of Project Area

For Indebtedness Entered into as of 6/30/2007

Debt Identification	Original Data					Current	
	Date	Principal	Term	Interest Rate	Total Interest	Total Outstanding Debt	Principal/Interest Due During Tax Year
(A) North Vallejo Community Center Agency-Marine World Facility	As of 6/30/2006	1,800,000	N/A	3%	N/A	1,755,100	1,755,100
(B) Participation	As of 6/30/2006	3,000,000	Until debt is paid	N/A	N/A	380,553	-
(C) Current Redevelopment and Admin	As of 6/30/2006	N/A	N/A	N/A	N/A	-	-
(D) Parking Garage	As of 7/31/2007	N/A	Annual	N/A	N/A	7,000,000	-
(E) Participation	As of 6/30/2006	63,465,000	1997-2028	5.25% - 7.41%	96,817,627	112,701,810	5,180,530
(F) Notes (RAN)	As of 6/30/2006	N/A	Variable	N/A	N/A	7,000,000	7,000,000
(G) Passthroughs	As of 6/30/2006	N/A	N/A	N/A	N/A	95,227,690	658,745
(H) 20% Low & Mod Income Housing Set-Aside Required by H & S Code	As of 6/30/2006	N/A	Variable	N/A	N/A	56,016,288	319,962
Sub Total,						280,081,441	14,914,337
This Page							
Totals Forward							
From All Other Pages							
Grand Totals						280,081,441	14,914,337
Available Revenues						7,683,734	
From Calculation of Available Revenues							
Net Requirement						272,397,707	

(A) DESIGN/CONSTRUCTION OF NORTH VALLEJO COMMUNITY CENTER

(B) FINANCE Public Improvements

(C) FINANCE PUBLIC IMPROVEMENTS

(D) FINANCE PUBLIC IMPROVEMENTS

(E) PASS-THROUGH OBLIGATION

LOW & MOD INCOME HOUSING SET-ASIDE REQUIRED BY HEALTH AND

(F) SAFETY CODE SECTION 3334.2

Purpose of Indebtedness:

RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

Name of Agency Vallejo Redevelopment Agency
 Name of Project Area FLOSDEN

Tax Year 2007-2008

Reconciliation Dates: From July 1, 2006 To June 30, 2007

SOI, page and line: Prior Yr	Current Yr	Debt Identification: Brief Description	A		B		C		D		E		F Remaining Balance (A+B-C-D-E)
			Outstanding Debt All Beginning Indebtedness	Adjustments	Increases (Attach Explanation)	Decreases (Attach Explanation)	Tax Increment	Amounts Paid Against Indebtedness, from:	Other Funds				
Pg 1	Pg 1	North Vallejo Community Center	1,755,100										1,755,100
Line A	Line A	Agency-Marine World Facility Participation	380,553		1,454,098						1,454,098		380,553
Pg 1	Pg 1	Current Redevelopment and Admin			358,698						358,698		
Line D	Line C												
NEW	Pg 1	Parking Garage DDA			7,000,000								7,000,000
Line D	Line D	Marine World Certificates of Participation	114,188,120										
Pg 1	Pg 1	Marine World Revenue Anticipation Notes (RANS)	12,000,000		7,000,000								112,701,810
Line G	Line F												
Pg 1	Pg 1	<i>Subtotal 80% Debt</i>	128,323,773		15,812,796								7,000,000
Line H	Line G												
Pg 1	Pg 1	Passthroughs	81,184,428		14,609,975					566,713			128,837,463
Line I	Line H	20% Low & Mod Income Housing Set-Aside Required by H & S Code	52,377,050		3,938,935					299,697			95,227,690
TOTAL - THIS PAGE			261,885,251		34,361,706					866,410			56,016,288
TOTALS FORWARD													
GRAND TOTALS			261,885,251		34,361,706					866,410			280,081,441

PROOF

NOTE: Column A must equal the previous year Statement of Indebtedness Outstanding Debt. Column F must equal this year's SOI Outstanding Debt column. Use the page and line number that the indebtedness is listed on in each year as appropriate, and a brief description. Ignore any indebtedness fully repaid in the previous year, as it had a zero ending balance. All new indebtedness entered into since the previous SOI is to be listed below the previous indebtedness. Enter "new" in the "Prior Yr" page and line column for each new indebtedness.

Reconciliation Statement - Description of Adjustments

Agency: **Vallejo Redevelopment Agency**
 Project Area: **FLOSDEN**

Reconciliation Sheet page and line:	Description of Adjustment	Amount
Pg 1		
Line B	INCREASE - Represents CY MWJPA revenues and corresponding City pass-thru obligations	1,454,098
Pg 1		
Line C	INCREASE - 06/07 Current Redevelopment and Administration Costs paid to the City	358,698
Pg 1		
Line D	INCREASE - Add Improvement Projects (Parking Garage)	7,000,000
Pg 1		
Line F	INCREASE -	7,000,000
Pg 1		
Line G	INCREASE - Adjust pass-through obligation as % of outstanding debt	14,609,975
Pg 1		
Line H	INCREASE - Adjust low/mod set-aside computation to 20% outstanding debt	3,938,935
Pg 1		
Line		
Pg 1		
Line		
Pg		
Line		
Pg		
Line		
Pg		
Line		
Pg		
Line		
Pg		
Line		
Pg		
Line		
Line	Grand Total	34,361,706

CALCULATION OF AVAILABLE REVENUES

AGENCY NAME Vallejo Redevelopment AgencyPROJECT AREA FLOSDENTAX YEAR 2007-2008

RECONCILIATION DATES: JULY 1, 2006 TO JUNE 30, 2007

1. Beginning Balance, Available Revenues, as originally reported		7,018,253	
Adjustment			
Beginning Balance, Available Revenues, as revised		<u>7,018,253</u>	
2. Tax Increment Received - Gross			<u>1,498,485</u>
All Tax Increment Revenues, including any Tax Increment passed through to other local taxing agencies			
3. All other Available Revenues Received			
Use of Money & Property - D/S Fund	16,966		
Use of Money & Property - Capital Projects Fund	375,138		
Marine World JPA	<u>1,454,098</u>		
			<u>1,846,202</u>
4. Revenues from any other source, included in Column E of the Reconciliation Statement, but not included in (1 - 3) above			
Marine World JPA revenues used for COPs payment	1,486,310		
Marine World JPA revenues used for RANS payment	<u>12,000,000</u>		
			<u>13,486,310</u>
5. Sum of Lines 1 through 4			<u>23,849,250</u>
6. Total amounts paid against indebtedness in previous year. (D + E on Reconciliation Statement)			
Debt Service Fund Expenditures	564,178		
Debt Service Fund Transfer out - Low/Mod	299,697		
Capital Project Fund Expenditures	1,815,331		
MWJPA - Cops Debt Service	1,486,310		
MWJPA - RANS Debt Service	<u>12,000,000</u>		
	<u>16,165,516</u>		
Proof		-	<u>16,165,516</u>
7. Available Revenues, End of Year (5 - 6)			<u>7,683,734</u>
Reconciliation to GAAP Financial Statements			
Debt Service Fund	1,000,000		
Capital Project Fund	<u>6,683,734</u>		
	<u>7,683,734</u>		
Proof		-	

REVISED

STATEMENT OF INDEBTEDNESS - CONSOLIDATED
FILED FOR THE 2007-2008 TAX YEAR
Vallejo Redevelopment Agency
VALLEJO CENTRAL

Cover Page

Name of Redevelopment Agency
Name of Project Area

	Line	Balances Carried Forward From:		Current	
		Total Outstanding Debt	Principal/Interest Due During Tax Year	Total Outstanding Debt	Principal/Interest Due During Tax Year
Fiscal Period - Totals (Optional)	(1)	\$ 25,301,031	\$ 844,975	\$ 25,301,031	\$ 844,975
Post Fiscal Period - Totals	(2)	\$ -	\$ -	\$ -	\$ -
Grand Totals	(3)	\$ 25,301,031	\$ 844,975	\$ 25,301,031	\$ 844,975
Available Revenues	(4)	\$ 320,637			
From Calculation of Available Revenues, Line 7	(5)	\$ 24,980,394			
Net Requirement					

Consolidate on this form all of the data contained on Form A and B (including supplemental pages). Form A is to include all indebtedness entered into as of June 30 of the Fiscal Year. Form B may be filed at the option of the agency, and is to include indebtedness entered into post June 30 of the Fiscal Year, pursuant to Health and Safety Code Section 33675(c)(2). This is optional for each agency and is not a requirement for filing the Statement of Indebtedness. The Reconciliation Statement is to include Indebtedness from Form A only.

Certification of Chief Financial Officer:
Pursuant to Section 336775 (b) of the Health and Safety Code,
I hereby certify that the above is a true and accurate Statement
of Indebtedness for the above named agency.

ROBERT V. STOUT
Name Title
Signature Date
10/9/07

Form A

Page 1 of 1 Pages

**STATEMENT OF INDEBTEDNESS
FILED FOR THE 2007-2008 TAX YEAR
Vallejo Redevelopment Agency
VALLEJO CENTRAL**

Name of Redevelopment Agency
Name of Project Area

For Indebtedness Entered into as of 6/30/2007

Debt Identification	Original Data						Current	
	Date	Principal	Term	Interest Rate	Total Interest	Total Outstanding Debt	Principal/Interest Due During Tax Year	
(A) 1990 Tax Allocation bonds	10/1/1990	1,900,000	1991-2020	6% - 7.5%	3,336,781	2,762,505	167,813	
(B) Advances from the City	As of 6/30/2006	2,372,329	Until Paid	4%	N/A	1,650,286		
(C) Advance - Arts & Convention Center	As of 6/30/2006	2,828,000	20 YRS AFTER C.O.P	3%	N/A	4,588,738		
(D) Current Redevelopment and Admin	As of 6/30/2006	N/A	ANNUAL	N/A	N/A	453		
(E) Empress Theater	As of 6/30/2006	3,802,000	N/A	N/A	N/A	254,140	254,140	
(F) Triad Downtown Development DDA	As of 6/30/2006	N/A	N/A	N/A	N/A	5,165,466		
(G) Pass-Thru Obligations	As of 06/30/06	N/A	N/A	N/A	N/A	5,819,237	255,216	
20% Low & Mod Income Housing	As of 06/30/06	N/A	N/A	N/A	N/A	5,060,206	167,353	
(H) Set-Aside Required by HI & S Code	As of 06/30/06	Based on O/S Debt	N/A	N/A	N/A	25,301,031	844,975	
This Page Totals Forward						25,301,031	844,975	
From All Other Pages								
Grand Totals						320,637		
Available Revenues								
From Calculation of Available Revenues								
Net Requirement						24,980,394		

Purpose of Indebtedness:

(A) STREET & INFRASTRUCTURE IMPROVEMENTS

(B) STREET AND INFRASTRUCTURE IMPROVEMENTS

(C) ARTS & CONVENTION CENTER REHAB

(D) CURRENT REDEVELOPMENT AND ADMIN

(F) EMPRESS THEATER-RD009 REHAB

(G) TRIAD DOWNTOWN DEVELOPMENT DDA

(H) PASS THRU OBLIGATIONS
LOW & MOD INCOME HOUSING SET-ASIDE REQUIRED BY

(I) SECTION 33334.2 OF THE HEALTH & SAFETY CODE

RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

Name of Agency Vallejo Redevelopment Agency
 Name of Project Area VALLEJO CENTRAL

Tax Year 2007-2008

Reconciliation Dates: From July 1, 2006 To June 30, 2007

Debt Identification:		A Outstanding Debt All Beginning Indebtedness	B Adjustments		D Amounts Paid Against Indebtedness, from:	E Remaining Balance (A+B-C-D-E)
SOI, page and line: Prior Yr	Brief Description		Increase (Attach Explanation)	Decreases (Attach Explanation)		
Pg 1 Line A	1990 Tax Allocation bonds	2,923,317			160,812	2,762,505
Pg 1 Line B	Advances from the City	1,586,813	63,473			1,650,286
Pg 1 Line C	Advance - Arts & Convention Center	3,012,788	1,575,950			4,588,738
Pg 1 Line D	Current Redevelopment and Admin	1,481	269,064		226,322	453
Pg 1 Line E	Empress Theater	1,751,622	1,494,330			254,140
Pg 1 Line F	Triad Downtown Development DDA	5,246,723	13,000		94,257	5,165,466
Pg 1 Line G	<i>Subtotal 80% Debt</i>	14,522,744	3,415,817		481,391	14,421,588
Pg 1 Line H	Pass-Thru Obligations	5,169,112	857,794		207,669	5,819,237
Pg 1 Line I	20% Low & Mod Income Housing Set-Aside Required by H & S Code	4,922,964	293,703		156,461	5,060,206
TOTAL - THIS PAGE		24,614,820	4,567,314		845,521	25,301,031
GRAND TOTALS		24,614,820	4,567,314		845,521	25,301,031

Proof

NOTE: Column A must equal the previous year Statement of Indebtedness Outstanding Debt. Column F must equal this year's SOI Outstanding Debt column. Use the page and line number that the indebtedness is listed on in each year as appropriate, and a brief description. Ignore any indebtedness fully repaid in the previous year, as it had a zero ending balance. All new indebtedness entered into since the previous SOI is to be listed below the previous indebtedness. Enter "new" in the "Prior Yr" page and line column for each new indebtedness.

Reconciliation Statement - Description of Adjustments

Agency: Vallejo Redevelopment Agency
 Project Area: VALLEJO CENTRAL

Reconciliation Sheet page and line:	Description of Adjustment	Amount
Pg 1 Line B	INCREASE - Capitalized Interest on Advance payable to City	63,473
Pg 1 Line C	INCREASE - Capitalized Interest & Additional Principal Arts & Convention Center	1,575,950
Pg 1 Line D	INCREASE - 06/07 Current Redevelopment and Administration Costs paid to the City	269,064
Pg 1 Line E	INCREASE - 06/07 Empress Theater obligation	1,494,330
Pg 1 Line F	INCREASE - Add TRIAD Downtown Development Project Appraisal Advance	13,000
Pg 1 Line G	INCREASE - Adjust pass-through obligation as % of outstanding debt	857,794
Pg 1 Line H	INCREASE - Adjust low/mod set-aside computation to 20% outstanding debt	293,703
Pg Line		
Pg Line		
Pg Line		
Pg Line		
Pg Line		
Pg Line		
Line	Grand Total	4,567,314

CALCULATION OF AVAILABLE REVENUES

AGENCY NAME Vallejo Redevelopment Agency

PROJECT AREA VALLEJO CENTRAL

TAX YEAR 2007-2008

RECONCILIATION DATES: JULY 1, 2006 TO JUNE 30, 2007

1.	Beginning Balance, Available Revenues, as originally reported	154,564	
	Adjustment (Advance from City at 6/06 designated for Empress Theater)	1,753,103	
	Beginning Balance, Available Revenues, as revised	<u>1,907,667</u>	
2.	Tax Increment Received - Gross		<u>782,303</u>
	All Tax Increment Revenues, including any Tax Increment passed through to other local taxing agencies		
3.	All other Available Revenues Received		
	Use of Money & Property - D/S Fund	11,636	
	Use of Money & Property - Capital Projects Fund	32,134	
	Advance from City	<u>1,468,000</u>	
			<u>1,511,770</u>
4.	Revenues from any other source, included in Column E of the Reconciliation Statement, but not included in (1 - 3) above		<u>-</u>
5.	Sum of Lines 1 through 4		<u>4,201,740</u>
6.	Total amounts paid against indebtedness in previous year. (D + E on Reconciliation Statement)		
	Debt Service Fund - Expenditures	489,570	
	Less unpaid accrued interest on interfund advances	(107,950)	
	Debt Service Fund - Transfer out (20% low/mod)	156,461	
	Capital Project Expenditures	351,210	
	Empress Loan Disbursement	<u>2,991,812</u>	
		<u>3,881,103</u>	
	Proof	-	<u>3,881,103</u>
7.	Available Revenues, End of Year (5 - 6)		<u>320,637</u>
	Reconciliation of Fund Balance to GAAP Financial Statements:		
	Debt Service Fund (Fiscal Agent Reserve)	155,047	
	Capital Project Fund:		
	Reserve for Encumbrance	453	
	Designated for Empress Theater	<u>165,137</u>	
		<u>320,637</u>	
	Proof	-	

Cover Page

**STATEMENT OF INDEBTEDNESS - CONSOLIDATED
FILED FOR THE 2007-2008 TAX YEAR**

Name of Redevelopment Agency Vallejo Redevelopment Agency
 Name of Project Area WATERFRONT

	Line	Balances Carried Forward From:		Current	
		Outstanding Debt	Total	Principal/Interest Due During Tax Year	
Fiscal Period - Totals	(1)	\$ 23,433,033	\$ 23,433,033	\$ 443,923	
(Optional) Post Fiscal Period - Totals	(2)	\$ -	\$ -	\$ -	
Grand Totals	(3)	\$ 23,433,033	\$ 23,433,033	\$ 443,923	
Available Revenues	(4)	\$ 1,077,018			
From Calculation of Available Revenues, Line 7	(5)	\$ 22,356,015			
Net Requirement					

Consolidate on this form all of the data contained on Form A and B (including supplemental pages). Form A is to include all indebtedness entered into as of June 30 of the Fiscal Year. Form B may be filed at the option of the agency, and is to include indebtedness entered into post June 30 of the Fiscal Year, pursuant to Health and Safety Code Section 33675(c)(2). This is optional for each agency and is not a requirement for filing the Statement of indebtedness. The Reconciliation Statement is to include indebtedness from Form A only.

Certification of Chief Financial Officer:
 Pursuant to Section 336775 (b) of the Health and Safety Code,
 I hereby certify that the above is a true and accurate Statement
 of Indebtedness for the above named agency.

Robert V. Stout Name
Finance Director Title
6/1/07 Date

**STATEMENT OF INDEBTEDNESS
FILED FOR THE 2007-2008 TAX YEAR**

Form A
Page 1 of 1 Pages

Name of Redevelopment Agency
Name of Project Area

Vallejo Redevelopment Agency
WATERFRONT

For Indebtedness Entered into as of 6/30/2007

Debt Identification	Original Data					Current	
	Date	Principal	Term	Interest Rate	Total Interest	Total Outstanding Debt	Principal/Interest Due During Tax Year
(A) 1989 Tax Allocation bonds	10/1/1990	2,485,000	1997-2003	6% - 8%	4,806,571	3,417,315	252,085
(B) Advances from the City	As of 6/30/2006	2,959,903	Until Paid	4%	N/A	4,355,017	-
(C) Current Redevelopment and Admin	As of 6/30/2006	N/A	N/A	N/A	N/A	453	453
(D) DDA Waterfront Development	As of 6/30/2006	N/A	Annual	N/A	N/A	9,375,000	-
(E) Waterfront - Legal Costs	As of 2/27/2007	N/A	Annual	N/A	N/A	33,243	-
(F) Waterfront - EIR Costs	As of 2/27/2007	N/A	Annual	N/A	N/A	628,077	-
(G) Passthroughs	As of 6/30/2006	N/A	N/A	N/A	N/A	937,321	40,000
(H) 20% Low & Mod Income Housing Set-Aside Required by H & S Code	As of 6/30/2006	N/A	N/A	N/A	N/A	4,686,607	151,385
Sub Total,						23,433,033	443,923
This Page							
Totals Forward							
From All Other Pages							
Grand Totals						23,433,033	443,923
Available Revenues							
From Calculation of Available Revenues						1,077,018	
Net Requirement						22,356,015	

Purpose of Indebtedness:

(A) STREET & INFRASTRUCTURE IMPROVEMENTS

(B) STREET AND INFRASTRUCTURE IMPROVEMENTS

(C) CURRENT REDEVELOPMENT AND ADMIN COSTS

(D) DEVELOPMENT OF WATERFRONT PUBLIC IMPROVEMENTS

(E) DEVELOPMENT OF WATERFRONT PUBLIC IMPROVEMENTS

(F) DEVELOPMENT OF WATERFRONT PUBLIC IMPROVEMENTS

(G) PASS-THRU OBLIGATIONS

LOW & MOD INCOME HOUSING SET-ASIDE REQUIRED BY SECTION 33334.2 OF THE HEALTH & SAFETY CODE

RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

Name of Agency Vallejo Redevelopment Agency
 Name of Project Area WATERFRONT

Tax Year 2007-2008

Reconciliation Dates: From July 1, 2006 To June 30, 2007

SOI, page and line: Prior Yr	Debt Identification: Current Yr	Brief Description	A		B		C		D		E		F
			Outstanding Debt All Beginning Indebtedness	Increases (Attach Explanation)	Adjustments Decreases (Attach Explanation)	Amounts Paid Against Indebtedness, from:	Tax Increment	Other Funds	Remaining Balance (A+B-C-D-E)				
Pg 1 Line A	Pg 1	1989 Tax Allocation bonds	3,665,325						248,010				3,417,315
Pg 1 Line B	Pg 1	Advances from the City	4,187,516	167,501									4,355,017
Pg 1 Line C	Pg 1	Current Redevelopment and Admin	1,481	188,106							133,989		453
Pg 1 Line D	Pg 1	DDA Waterfront Development	9,375,000										9,375,000
NEW	Line E	Waterfront - Legal Costs		33,243									33,243
NEW	Line F	Waterfront - EIR Costs		628,077									628,077
Pg 1 Line G	Pg 1	<i>Subtotal 80% Debt</i>	17,229,322	1,016,927					303,155		133,989		17,809,105
Pg 1 Line H	Pg 1	Passthroughs	218,093	743,788					24,560				937,321
Pg 1 Line H	Pg 1	20% Low & Mod Income Housing Set-Aside Required by H & S Code	4,361,854	457,400					132,647				4,686,607
TOTAL - THIS PAGE			21,809,268	2,218,115					460,362		133,989		23,433,033
GRAND TOTALS			21,809,268	2,218,115					460,362		133,989		23,433,033

Proof

NOTE:

Column A must equal the previous year Statement of Indebtedness Outstanding Debt. Column F must equal this year's SOI Outstanding Debt column. Use the page and line number that the Indebtedness is listed on in each year as appropriate, and a brief description. Ignore any indebtedness fully repaid in the previous year, as it had a zero ending balance. All new indebtedness entered into since the previous SOI is to be listed below the previous Indebtedness. Enter "new" in the "Prior Yr" page and line column for each new Indebtedness.

CALCULATION OF AVAILABLE REVENUES

AGENCY NAME Vallejo Redevelopment Agency

PROJECT AREA WATERFRONT

TAX YEAR 2007-2008

RECONCILIATION DATES: JULY 1, 2005 TO JUNE 30, 2006

1.	Beginning Balance, Available Revenues, as originally reported	872,322
	Adjustment	
	Beginning Balance, Available Revenues, as revised	872,322
2.	Tax Increment Received - Gross	663,233
	All Tax Increment Revenues, including any Tax Increment passed through to other local taxing agencies	
3.	All other Available Revenues Received	
	Use of Money & Property - D/S Fund	19,198
	Use of Money & Property - Capital Projects Fund	116,616
		135,814
4.	Revenues from any other source, included in Column E of the Reconciliation Statement, but not included in (1 - 3) above	-
5.	Sum of Lines 1 through 4	1,671,369
6.	Total amounts paid against indebtedness in previous year. (D + E on Reconciliation Statement)	
	Debt Service Expenditures	295,109
	Debt Service Fund Transfer out - low/mod	132,647
	Capital Project Expenditures	827,915
	Waterfront DDA Expenses Recorded, Not Paid	(661,320)
		594,351
	Proof	- 594,351
7.	Available Revenues, End of Year (5 - 6)	1,077,018
	Reconciliation to Fund Balance per GAAP Financial Statements:	
	Debt Service Fund	251,742
	Capital Project Fund	453
		824,823
		825,276
		1,077,018
	Proof	-

FORWARD THIS AMOUNT TO STATEMENT OF INDEBTEDNESS

**EXHIBIT 4
TO REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO
ANNUAL REPORT FOR FISCAL YEAR 2006-07**

**Financial Statements of the Vallejo Redevelopment Agency
For the Year Ending June 30, 2007**

DRAFT

VALLEJO REDEVELOPMENT AGENCY

**BASIC COMPONENT UNIT
FINANCIAL STATEMENTS**

FOR THE YEAR ENDED JUNE 30, 2007

DRAFT**VALLEJO REDEVELOPMENT AGENCY****Basic Component Unit Financial Statements
For the Year Ended June 30, 2007****Table of Contents**

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Basic Component Unit Financial Statements:	
Government-wide Financial Statements:	
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Balance Sheet	9
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INDEPENDENT AUDITORS' REPORT

To the Honorable Members of the Governing Board
of the City of Vallejo Redevelopment Agency
Vallejo, California

We have audited the accompanying basic component unit financial statements of the governmental activities and each major fund of the Vallejo Redevelopment Agency, a component unit of the City of Vallejo, California, as of and for the year ended June 30, 2007, which collectively comprise the Agency's basic component unit financial statements as listed in the Table of Contents. These basic component unit financial statements are the responsibility of the Agency's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance as to whether the component unit financial statements are free of material misstatement. An audit includes examining on a test basis evidence supporting the amounts and disclosures in the component unit 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 basic component unit financial statements referred to above present fairly in all material respects the respective financial position of the governmental activities and each major fund of the Agency as of June 30, 2007 and the respective changes in financial position and the respective budgetary comparisons, as listed in the table of contents, for the year then ended, in conformity with generally accepted accounting principles in the United States of America.

In accordance with Government Auditing Standards, we have also issued reports dated November 30, 2007 on our consideration of the Agency's internal control structure and on its compliance with laws and regulation.

Management's Discussion and Analysis is not a required part of the basic component unit financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

November 30, 2007

REVIEW DRAFT

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MANAGEMENT'S DISCUSSION AND ANALYSIS

Fiscal Year Ended June 30, 2007

This discussion and analysis of the Vallejo Redevelopment Agency's (the "Agency") financial performance provides an overview of the Agency's financial activities for the fiscal year ended June 30, 2007. This discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Agency's financial activity, (c) identify changes in the Agency's financial position (which is an indication of its ability to address the next and subsequent year's financial challenges), and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, it should be read in conjunction with the accompanying basic financial statements and the accompanying notes to those financial statements.

HIGHLIGHTS

- The Agency's tax increment revenues increased by 6% over the prior year, reflecting growth in property valuation in each of the redevelopment project areas. Three of the Agency's four project areas were merged during the fiscal year.
- Shared revenue from the Marine World Joint Powers Authority (Six Flags/Discovery Kingdom) decreased from \$2.7 million in the prior year to \$1.5 million in the current year. These revenues were distributed by the Agency to the City's General Fund in accordance with the Joint Powers agreement. Subsequent to year end, Park Management Corporation exercised its purchase option and the Marine World Joint Powers Authority, the Agency, and the City collectively, as sellers, completed the sale of the Six Flags/Discovery Kingdom park on July 31, 2007.
- The Agency's net assets remained at \$9.5 million at June 30, 2007, the same as the prior year, after an annual change of (\$74,371).

THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Agency's Basic Financial Statements. The Agency's Basic Financial Statements comprise three components: (1) **Government-Wide Financial Statements**, (2) **Fund Financial Statements**, and (3) **Notes to the Financial Statements**.

REPORTING THE AGENCY AS A WHOLE

The **Government-Wide Financial Statements** present the financial picture of the Agency from the economic resources measurement focus using the accrual basis of accounting. These statements include all assets of the Agency (including infrastructure) as well as all liabilities (including long-term debt). Additionally, certain eliminations have occurred in regards to inter-fund activity, payables and receivables. All of the current year's revenues and expenditures are taken into account regardless of when cash is received or paid.

The Statement of Net Assets and the Statement of Activities and Changes in Net Assets report the Agency's net assets and changes in them. Net assets are the difference between assets and liabilities, which is one way to measure the Agency's financial health, or financial position. Over

time, increases or decreases in the Agency's net assets are one indicator of whether its financial health is improving or deteriorating.

REPORTING THE AGENCY'S FUNDS

The **Fund Financial Statements** provide detailed information about the most significant funds, not the Agency as a whole. Some funds are required to be established by State law and by bond covenants. However, management establishes other funds to help it control and manage money for particular purposes or to show that it is meeting legal requirements for using certain taxes, grants, and other money.

All of the Agency's basic services are reported in **Governmental Funds**, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other financial assets that can readily be converted to cash. The Governmental Fund statements provide a detailed short-term view of the Agency's general government operations and the basic services it provides. Governmental Fund information helps determine whether there are more or fewer financial resources that can be spent or reserved in the near future to finance the Agency's programs.

The differences of results in the Governmental Fund Financial Statements to those in the Government-Wide Financial Statements are explained in a reconciliation following Governmental Fund Financial Statements.

THE AGENCY AS A WHOLE

The following is a summary of the Agency's total Net Assets at June 30:

	<u>June 30, 2006</u>	<u>June 30, 2007</u>
Cash and investments	\$11,598,225	\$10,948,179
Loans receivable	12,130,699	15,294,516
Other assets	1,362,944	1,343,595
Capital assets	<u>2,855,873</u>	<u>2,850,046</u>
 Total assets	 <u>27,947,741</u>	 <u>30,436,336</u>
 Long-term debt outstanding	 13,830,725	 14,080,429
Advances from City	3,731,815	5,363,721
Other liabilities	<u>812,580</u>	<u>1,493,936</u>
 Total liabilities	 <u>18,375,120</u>	 <u>20,938,086</u>
 Net assets:		
Invested in capital assets, net of debt	2,100,873	2,100,046
Other	<u>7,471,748</u>	<u>7,398,204</u>
 Total net assets	 <u><u>\$9,572,621</u></u>	 <u><u>\$9,498,250</u></u>

During the year, the Agency invested an additional \$3 million into loans receivable through additional disbursements on the Empress Theater project loan. The total authorized Empress loan was increased from \$2.8 million to \$4.3 million, of which \$4.0 million had been disbursed as of June 30, 2007. Advances from the City have also increased by \$1.6 million as the City provided cash flow for the Empress loans. The source of City funds are advances from the Arts and Convention Fund and the Hiddenbrooke Overpass Improvement Fund.

The Agency's other liabilities also increased during the year by \$0.7 million for increases in accounts payable and for developer deposits funding up-front Disposition and Development Agreements.

The following is a summary of the Agency's changes in net assets for the year ending June 30:

	Year Ended, <u>June 30, 2006</u>	Year Ended, <u>June 30, 2007</u>
General revenues:		
Property tax increment	\$ 3,261,700	\$ 3,463,654
Use of money and property	822,932	892,305
Other	25,596	
Program revenues:		
Joint venture shared revenue	2,680,628	1,454,098
Operating contribution - City	<u>484,042</u>	<u>333,531</u>
Total revenues	<u>7,274,898</u>	<u>6,143,588</u>
Program expenses:		
Redevelopment and housing	2,569,314	3,003,661
Joint venture shared revenue - City	2,977,418	1,454,098
ERAF and pass-through agreements	1,367,667	854,131
Interest on long-term debt	<u>976,214</u>	<u>906,069</u>
Total program expenses	<u>7,890,613</u>	<u>6,217,959</u>
Change in net assets	<u>\$ (615,715)</u>	<u>\$ (74,371)</u>

Property tax increment revenues increased 6% over the prior year. Marine World Joint Powers shared revenue decreased \$1.2 million reflecting park operation results for the 2006 calendar year. Expenditures decreased by \$1.7 million, in part due to the lower pass-through of Marine World revenues to the City, and in part due to the end of the \$0.7 million State ERAF take-back in the prior year.

FUND ANALYSIS OF THE AGENCY'S PROJECT AREAS

The following is a brief summary of activity in each of the Agency's redevelopment project areas:

- **Merged Downtown/Waterfront Projects** – During the year, the former Waterfront, Central, and Marina Vista project areas were merged. Significant transactions included disbursement of an additional \$3 million of the \$4.2 million authorized loan to the Empress Theater project. Additional project area activity includes start-up expenditures to support implementation of the Waterfront and Downtown Vallejo Mixed-Use Development Projects. Source funding for these start-up costs have included developer and City advances.

- **Flosden** – The project area has received \$1.4 million in Marine World Joint Powers Agency lease payments during the year which were passed through to the City's General Fund. This is a decrease of \$1.2 million from the prior year. \$1.7 million of the remaining capital projects fund balance has been designated for future improvements to the North Vallejo Community Center.

DEBT ADMINISTRATION

The Agency has leveraged its future tax increment revenue through four bond issues and a series of interagency borrowing from the City of Vallejo. During the year ended June 30, 2007, long-term debt increased by \$0.6 million for the Agency's obligation to the Waterfront DDA developer for upfront legal and environmental costs. This obligation is due at the time of the sale of Agency property to the developer.

The Agency's regular annual debt service payments have reduced outstanding debt balances by \$0.4 million during the year, for an ending long-term debt balance of \$14.1 million. Additional information on the Agency's long-term debt can be found in Note 7 in the Footnotes to the Financial Statements.

CAPITAL ASSETS

The capital assets of the Agency are those assets that are used in the performance of the Agency's functions, including infrastructure assets. This investment in capital assets includes land, buildings, and equipment. At June 30, 2007, Net Capital Assets of the Agency totaled \$2.9 million. Depreciation on capital assets is recognized in the Government-Wide Financial Statements. The Agency has elected to use the "Basic Approach" as defined by GASB Statement No. 34 for infrastructure reporting. Under GASB Statement No. 34, eligible infrastructure capital assets are depreciated. Additional information on the Agency's capital assets can be found in Note 6 in the Footnotes to the Financial Statements.

CONTACTING THE AGENCY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the Agency's finances and to show the Agency's accountability for the money it receives. If you have questions about this report or need any additional financial information, contact the Office of the Finance Director at 555 Santa Clara Street, Vallejo, California, 94590, phone 707-648-4592.

DRAFT**VALLEJO REDEVELOPMENT AGENCY****STATEMENT OF NET ASSETS AND
STATEMENT OF ACTIVITIES**

The Statement of Net Assets and the Statement of Activities summarize the entire Agency's financial activities and financial position. They are prepared on the same basis as used by most businesses, which means they include all the Agency's assets and all its liabilities, as well as all its revenues and expenses. This is known as the full accrual basis—the effect of all the Agency's transactions is taken into account, regardless of whether or when cash changes hands, but all material internal transactions between Agency funds have been eliminated.

The Statement of Net Assets reports the difference between the Agency's total assets and the Agency's total liabilities, including all the Agency's capital assets and all its long-term debt.

The Statement of Net Assets summarizes the financial position of all the Agency's financial position in a single column.

The Statement of Activities reports increases and decreases in the Agency's net assets. It is also prepared on the full accrual basis, which means it includes all the Agency's revenues and all its expenses, regardless of when cash changes hands. This differs from the "modified accrual" basis used in the Fund financial statements, which reflect only current assets, current liabilities, available revenues and measurable expenditures.

VALLEJO REDEVELOPMENT AGENCY
 STATEMENT OF NET ASSETS
 JUNE 30, 2007

ASSETS	
Cash and investments (Note 3)	\$9,402,994
Restricted cash and investments (Note 3)	1,545,186
Receivables:	
Notes (Note 4)	15,294,516
Land held for redevelopment (Note 1F)	1,343,595
Capital assets (Note 6)	
Land	2,722,700
Depreciable capital assets, net	<u>127,346</u>
Total Assets	<u>30,436,337</u>
LIABILITIES	
Accounts payable and accrued liabilities	1,255,936
Due to other governments	
Deposits payable	238,000
Advances from the City of Vallejo (Note 5C)	5,363,721
Long-term debt (Note 7):	
Due within one year	444,888
Due in more than one year	<u>13,635,541</u>
Total Liabilities	<u>20,938,086</u>
NET ASSETS (Note 8)	
Invested in capital assets, net of related debt	2,100,046
Restricted for:	
Affordable housing	10,314,460
Prepayment reserve/Six Flags	380,553
Unrestricted net assets	<u>(3,296,808)</u>
Total Net Assets	<u><u>\$9,498,251</u></u>

See accompanying notes to financial statements

VALLEJO REDEVELOPMENT AGENCY
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2007

Expenses:	
Redevelopment and housing	\$3,003,661
Joint venture shared revenue	
reimbursement to the City of Vallejo	1,454,098
Pass-thru payments (Note 10)	854,130
Interest and fiscal agent fees	<u>906,068</u>
 Total program expenses	 <u>6,217,957</u>
Program revenues:	
Operating contributions - City	333,531
Joint venture shared revenues	<u>1,454,098</u>
 Total program revenues	 <u>1,787,629</u>
 Net program expense	 <u>4,430,328</u>
General revenues:	
Property tax increment	3,463,653
Use of money and property	<u>892,305</u>
 Total general revenues	 <u>4,355,958</u>
 Change in Net Assets	 (74,370)
 Net assets-beginning	 <u>9,572,621</u>
 Net assets-ending	 <u><u>\$9,498,251</u></u>

See accompanying notes to financial statements

VALLEJO REDEVELOPMENT AGENCY
 GOVERNMENTAL FUNDS
 BALANCE SHEET
 JUNE 30, 2007

	Merged Downtown/Waterfront Projects				Merged Capital Projects Funds
	Administration Fund #710	Marina Vista Debt Service Fund #730	Waterfront Debt Service Fund #732	Vallejo Central Debt Service Fund #733	
ASSETS					
Cash and investments (Note 3)	\$75,606	\$16,351	\$5,259	\$13,612	\$1,600,446
Restricted cash and investments (Note 3)		279,680	251,742	155,047	
Receivables:					
Notes (Note 4)					4,406,860
Advance to other funds (Note 5B)					
Land held for redevelopment (Note 1F)					1,343,595
Total Assets	\$75,606	\$296,031	\$257,001	\$168,659	\$7,350,901
LIABILITIES					
Accounts payable and accrued liabilities	\$75,606	\$16,351	\$5,259	\$13,612	\$77,240
Due to other governments					
Deferred revenue					
Advances from other funds (Note 5B)		1,183,288			
Advances from the City of Vallejo (Note 5C)		560,000		4,588,738	214,983
Deposits payable					238,000
Total Liabilities	75,606	1,759,639	5,259	4,602,350	530,223
FUND BALANCES (Note 8)					
Fund balance					
Reserved for:					
Encumbrances					\$55,383
Notes receivable					4,406,860
Advance to other funds					
Land held for redevelopment					1,343,595
Debt service		279,680	\$251,742	155,047	
Prepayment reserve/Six Flags					
Unreserved:					
Designated					
Capital projects					165,137
Undesignated, Reported in:					
Special Revenue Funds					
Debt Service Funds		(1,743,288)		(4,588,738)	
Capital Projects Funds					849,703
Total Fund Balances		(1,463,608)	251,742	(4,433,691)	6,820,678
Total Liabilities and Fund Balances	\$75,606	\$296,031	\$257,001	\$168,659	\$7,350,901

See accompanying notes to financial statements

Flosden Acres		Affordable Housing		Total Governmental Funds
Debt Service Fund #731	Capital Projects Fund #721	Special Revenue Fund #711	Debt Service Fund #735	
\$92,360	\$6,303,181 380,553	\$1,296,179	\$478,164	\$9,402,994 1,545,186
1,183,288		10,887,656		15,294,516 1,183,288 1,343,595
<u>\$1,275,648</u>	<u>\$6,683,734</u>	<u>\$12,183,835</u>	<u>\$478,164</u>	<u>\$28,769,579</u>
\$92,360		\$756,906		\$1,037,334
183,288		1,112,469		1,295,757 1,183,288 5,363,721 238,000
<u>275,648</u>		<u>1,869,375</u>		<u>\$9,118,100</u>
1,000,000		9,775,187		55,383 14,182,047 1,000,000 1,343,595 1,164,633 380,553
	\$380,553		\$478,164	
	1,755,100			1,920,237
		539,273		539,273 (6,332,026) 5,397,784
	<u>4,548,081</u>			<u>5,397,784</u>
<u>1,000,000</u>	<u>6,683,734</u>	<u>10,314,460</u>	<u>478,164</u>	<u>19,651,479</u>
<u>\$1,275,648</u>	<u>\$6,683,734</u>	<u>\$12,183,835</u>	<u>\$478,164</u>	<u>\$28,769,579</u>

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VALLEJO REDEVELOPMENT AGENCY
 Reconciliation of the
 GOVERNMENTAL FUNDS – BALANCE SHEET
 with the
 STATEMENT OF NET ASSETS
 JUNE 30, 2007

Total fund balances reported on the governmental funds balance sheet	\$19,651,479
Amounts reported for Governmental Activities in the Statement of Net Assets are different from those reported in the Governmental Funds above because of the following:	
CAPITAL ASSETS	
Capital assets used in Governmental Activities are not current assets or financial resources and therefore are not reported in the Governmental Funds.	2,850,046
ACCRUAL OF NON-CURRENT REVENUES AND EXPENSES	
Revenues which are deferred on the Fund Balance Sheets because they are not available currently are taken into revenue in the Statement of Activities.	1,295,757
LONG TERM ASSETS AND LIABILITIES	
The assets and liabilities below are not due and payable in the current period and therefore are not reported in the Funds:	
Long-term debt	(14,080,429)
Interest payable	<u>(218,602)</u>
NET ASSETS OF GOVERNMENTAL ACTIVITIES	<u><u>\$9,498,251</u></u>

See accompanying notes to financial statements

VALLEJO REDEVELOPMENT AGENCY
 GOVERNMENTAL FUNDS
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 FOR THE YEAR ENDED JUNE 30, 2007

	Merged Downtown/Waterfront Projects				Merged Capital Projects Funds
	Administration Fund #710	Marina Vista Debt Service Fund #730	Waterfront Debt Service Fund #732	Vallejo Central Debt Service Fund #733	
REVENUES					
Taxes		\$519,632	\$663,233	\$782,303	
Contributions from the City of Vallejo	\$333,531				
Joint venture shared revenue from Marine World JPA					
Use of money and property		5,875	19,198	11,636	\$183,530
Total Revenues	333,531	525,507	682,431	793,939	183,530
EXPENDITURES					
Current:					
Redevelopment and housing	333,531	35,310	22,539	13,139	1,320,311
Joint venture shared revenue reimbursement to the City of Vallejo					
Pass-thru payments (Note 10)		55,188	24,560	207,669	
Debt Service					
Principal		186,616	75,000	35,000	
Interest and fiscal agent fees		331,511	173,010	233,762	
Total Expenditures	333,531	608,625	295,109	489,570	1,320,311
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES		(83,118)	387,322	304,369	(1,136,781)
OTHER FINANCING SOURCES (USES)					
Proceeds from issuance of obligations (Note 6)					661,320
Transfers in (Note 5A)		122,004			1,972,069
Transfers out (Note 5A)		(103,926)	(381,341)	(1,879,836)	(122,004)
Total Other Financing Sources (Uses)		18,078	(381,341)	(1,879,836)	2,511,385
NET CHANGE IN FUND BALANCES		(65,040)	5,981	(1,575,467)	1,374,604
BEGINNING FUND BALANCES		(1,398,568)	245,761	(2,858,224)	5,446,074
ENDING FUND BALANCES		(\$1,463,608)	\$251,742	(\$4,433,691)	\$6,820,678

See accompanying notes to financial statements

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Flosden Acres		Affordable Housing		Total Governmental Funds
Debt Service Fund #731	Capital Projects Fund #721	Special Revenue Fund #711	Debt Service Fund #735	
\$1,498,485				\$3,463,653 333,531
	\$1,454,098			1,454,098
16,966	375,138	\$103,920	\$9,641	725,904
1,515,451	1,829,236	103,920	9,641	5,977,186
	358,698	914,306		2,997,834
566,713	1,454,098			1,454,098 854,130
			115,000	411,616
			358,425	1,096,708
566,713	1,812,796	914,306	473,425	6,814,386
948,738	16,440	(810,386)	(463,784)	(837,200)
	649,041	692,731	464,813	661,320 3,900,658
(948,738)		(464,813)		(3,900,658)
(948,738)	649,041	227,918	464,813	661,320
	665,481	(582,468)	1,029	(175,880)
1,000,000	6,018,253	10,896,928	477,135	19,827,359
<u>\$1,000,000</u>	<u>\$6,683,734</u>	<u>\$10,314,460</u>	<u>\$478,164</u>	<u>\$19,651,479</u>

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VALLEJO REDEVELOPMENT AGENCY
Reconciliation of the
NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS
with the
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2007

The schedule below reconciles the Net Changes in Fund Balances reported on the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance, which measures only changes in current assets and current liabilities on the modified accrual basis, with the Change in Net Assets of Government Activities reported in the Statement of Activities, which is prepared on the full accrual basis.

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS (\$175,880)

Amounts reported for governmental activities in the Statement of Activities are different because of the following:

CAPITAL ASSETS TRANSACTIONS

Governmental Funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is capitalized and allocated over their estimated useful lives and reported as depreciation expense. Depreciation expense is deducted from the fund balance (5,827)

LONG TERM DEBT PROCEEDS AND PAYMENTS

Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Assets. Repayment of bond principal is an expenditure in the governmental funds, but in the Statement of Net Assets the repayment reduces long-term liabilities.

Repayment of debt principal is added back to fund balance 411,616
Proceeds from the issuance of obligation is deducted from fund balance (661,320)

ACCRUAL OF NON-CURRENT ITEMS

The amounts below included in the Statement of Activities do not provide or (require) the use of current financial resources and therefore are not reported as revenue or expenditures of governmental funds (net change):

Deferred revenues 349,689
Interest payable 7,352

CHANGE IN NET ASSETS OF GOVERNMENTAL ACTIVITIES (\$74,370)

See accompanying notes to financial statements

VALLEJO REDEVELOPMENT AGENCY
 ADMINISTRATION SPECIAL REVENUE FUND
 STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCES
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2007

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES:				
Contributions from the City of Vallejo	\$483,000	\$353,000	\$333,531	(\$19,469)
Total Revenues	483,000	353,000	333,531	(19,469)
EXPENDITURES:				
Current:				
Redevelopment and housing	483,000	366,000	333,531	32,469
Total Expenditures	483,000	366,000	333,531	32,469
NET CHANGE IN FUND BALANCE		(\$13,000)		\$13,000
BEGINNING FUND BALANCE				
ENDING FUND BALANCE				

See accompanying notes to financial statements

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VALLEJO REDEVELOPMENT AGENCY
AFFORDABLE HOUSING SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2007

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES:				
Use of money and property	\$127,000	\$127,000	\$103,920	(\$23,080)
Other	400	400		(400)
Total Revenues	<u>127,400</u>	<u>127,400</u>	<u>103,920</u>	<u>(23,480)</u>
EXPENDITURES:				
Current:				
Redevelopment and housing	<u>923,894</u>	<u>923,894</u>	<u>914,306</u>	<u>9,588</u>
Total Expenditures	<u>923,894</u>	<u>923,894</u>	<u>914,306</u>	<u>9,588</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(796,494)</u>	<u>(796,494)</u>	<u>(810,386)</u>	<u>(13,892)</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	677,422	677,422	692,731	15,309
Transfers out	<u>(466,575)</u>	<u>(466,575)</u>	<u>(464,813)</u>	<u>1,762</u>
Total other financing sources (uses)	<u>210,847</u>	<u>210,847</u>	<u>227,918</u>	<u>17,071</u>
NET CHANGE IN FUND BALANCE	<u>(\$585,647)</u>	<u>(\$585,647)</u>	<u>(582,468)</u>	<u>\$3,179</u>
BEGINNING FUND BALANCE			<u>10,896,928</u>	
ENDING FUND BALANCE			<u>\$10,314,460</u>	

See accompanying notes to financial statements

VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The Vallejo Redevelopment Agency (Agency) is a component unit of the City of Vallejo, California. The basic financial statements are intended to present the financial position and results of operations of the Agency and not those transactions of the City as a whole.

The Agency is comprised of two project areas – Flosden Acres and the Merged Downtown/Waterfront projects. The Merged Project Area was created upon the merger of three redevelopment projects, Marina Vista, Waterfront and Vallejo Central, effective December 28, 2006. The effect of this merger was to: a) increase and merge the tax increment limits for the three project areas to establish one combined tax increment limit applicable to the entire merged project area, b) establish one combined bonded indebtedness limit applicable to the entire merged project area, c) extend the time limit on the effectiveness of the plan and the time limit for the receipt of tax increment and repayment of debt for the Marina Vista Redevelopment Plan, and d) replace the three individual Redevelopment Plans with one Amended and Restated Redevelopment Plan covering the entire merged project area.

B. Basis of Presentation

The Agency's Basic Financial Statements are prepared in conformity with accounting principles generally accepted in the United States of America. The Government Accounting Standards Board is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the U.S.A.

These standards require that the financial statements described below be presented.

Government-wide Statements: The Statement of Net Assets and the Statement of Activities include the financial activities of the overall Agency government. Eliminations have been made to minimize the double counting of internal activities.

The Statement of Activities presents a comparison between direct expenses and program revenues for each function of the Agency's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) charges paid by the recipients of goods or services offered by the programs, (b) grants and contributions that are restricted to meeting the operational needs of a particular program and (c) fees, grants and contributions that are restricted to financing the acquisition or construction of capital assets. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues

Fund Financial Statements: The fund financial statements provide information about the Agency's funds. The emphasis of fund financial statements is on major individual funds, each of which is displayed in a separate column.

C. Major Funds

Major funds are defined as funds that have either assets, liabilities, revenues or expenditures/expenses equal to ten percent of their fund-type total and five percent of the grand total, or other funds at the option of the Agency. All of the Agency's funds have been presented as major funds.

VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The Agency reports the following major governmental funds in the accompanying financial statements:

Administration (Special Revenue Fund) is the general operating fund of the Agency. It is used to account for administrative and development activity supported by contributions from the City.

Marina Vista (Debt Service Fund) is used to account for the accumulation of resources, most importantly property tax increment receipts, necessary for the payment of long term debt and other obligations incurred by the Marina Vista Project Area.

Vallejo Central (Debt Service Fund) is used to account for the accumulation of resources, most importantly property tax increment receipts, necessary for the payment of long term debt and other obligations incurred by the Vallejo Central Project Area.

Waterfront (Debt Service Fund) is used to account for the accumulation of resources, most importantly property tax increment receipts, necessary for the payment of long term debt and other obligations incurred by the Waterfront Development Project Area.

Merged (Capital Project Fund) is used to account for capital activities and reserves of the Merged Downtown/Waterfront Projects Area. The Project Area was formed through the merger of the Marina Vista, Waterfront, and Central Project Areas. These include property tax increment monies in excess of amounts needed to fulfill the debt service obligations of the project area and bond receipts.

Flosden Acres (Debt Service Fund) is used to account for the accumulation of resources, most importantly property tax increment receipts, necessary for the payment of long term debt and other obligations incurred by the Flosden Acres Project Area.

Flosden Acres (Capital Project Fund) is used to account for monies intended for redevelopment projects of the Flosden Acres Project Area. These include property tax increment monies in excess of amounts needed to fulfill the debt service obligations of the area and bond receipts.

Affordable Housing (Special Revenue Fund) is a fund which is used to account for the 20% low and moderate income housing setaside required by state redevelopment law to finance development and rehabilitation of low and moderate income housing projects, including related loan programs.

Affordable Housing (Debt Service Fund) is used to account for the accumulation of resources necessary for the payment of long term debt and other obligations incurred for Affordable Housing.

VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Basis of Accounting

The government-wide financial statements are reported using the *economic resources measurement focus* and the full *accrual basis* of accounting. Revenues are recorded when *earned* and expenses are recorded at the time liabilities are *incurred*, regardless of when the related cash flows take place.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The Agency considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

Non-exchange transactions, in which the Agency gives or receives value without directly receiving or giving equal value in exchange, include property taxes, grants, entitlements, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Other revenues susceptible to accrual include intergovernmental revenues and interest.

E. Property Tax

Solano County assesses properties and bills, collects, and distributes property taxes to the Agency. The County remits the entire amount levied and handles all delinquencies, retaining interest and penalties. Secured and unsecured property taxes are levied on January 1 of the preceding fiscal year.

Secured property tax is due in two installments, on November 1 and March 1, and becomes a lien on those dates. It becomes delinquent on December 10 and April 10, respectively. Unsecured property tax is due on July 1, and becomes delinquent on August 31. Collection of delinquent accounts is the responsibility of the County, which retains all penalties

The term "unsecured" refers to taxes on personal property other than real estate, land and buildings. These taxes are secured by liens on the property being taxed. Property tax revenues are recognized by the Agency in the fiscal year they are assessed provided they become available as defined above.

F. Land Held for Redevelopment

Land held for redevelopment is stated at the lower of historical cost or net realizable value, if estimable. Net realizable value equals the agreed-upon sales price when a disposition agreement has been reached with a developer.

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VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

G. Use of Estimates

The preparation of basic financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities and the disclosed contingent assets and liabilities. In addition, estimates affect the reported amount of expenses. Actual results could differ from these estimates and assumptions.

H. Fund Reclassification

Due to the merger as mentioned in Note 1A above, the Agency combined all the capital project activities of the former Marina Vista, Waterfront, and Vallejo Central Project Areas into the newly created Merged Capital Projects Fund. Beginning fund balance of \$5,446,074 in total remains unchanged.

NOTE 2 - BUDGETS AND BUDGETARY ACCOUNTING

A. Budgets and Budgetary Accounting

The Agency Executive Director submits a proposed budget to the Board 45 days prior to the end of the year, per City Charter. The Board holds public hearings, modifies the Executive Director's recommendations, and adopts a final budget by resolution prior to June 30 of each year. The annual budget indicates appropriations by fund or, in some instances, by program. Supplemental appropriations were adopted by the Board during the year. The Executive Director is authorized to transfer budgeted amounts between programs within any department. Any revisions or transfers that alter the total appropriations of any department must be approved by the Board.

Budget information in the accompanying schedules is presented for all major governmental funds on the modified accrual basis of accounting and in conformity with generally accepted accounting principles.

B. Encumbrance Accounting

Under encumbrance accounting, purchase orders, contracts and other commitments for the expenditures of monies are recorded in order to reserve that portion of the applicable appropriation. Encumbrance accounting is employed as an extension of the formal budgetary process. Encumbrances outstanding at year-end do not lapse and are included as part of the following year budget.

VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 3 - CASH AND INVESTMENTS

The Agency's cash, except cash with fiscal agents, is included in a City-wide cash and investments pool, the details of which are presented in the City's basic financial statements. The City's investment policy and the California Government Code permit investments in the following: Obligations of the U.S. Treasury and its agencies, commercial paper, banker's acceptances, repurchase agreements, certificates of deposit, corporate notes, money market and mutual funds of government securities, negotiable certificates of deposit, asset-backed securities, mortgage-backed securities and the State of California Local Agency Investment Fund. As of June 30, 2007 the City's portfolio was composed primarily of investments in securities issued by the U.S. Government and its agencies, corporate notes, and the State of California Local Agency Investment Fund.

Subsequent to June 30, 2007, the Agency's cash has been segregated from the City's investment pool. Balances in excess of operating requirements have been invested in the State of California's Local Agency Investment Fund Pool.

A. Classification

Cash and Investments are classified in the financial statements as shown below, based on whether or not their use is restricted under the terms of Agency debt instruments. Investments are carried at fair value as follows at June 30, 2007:

Cash and investments	\$9,402,994
Restricted cash and investments	<u>1,545,186</u>
Total cash and investments	<u><u>\$10,948,180</u></u>

VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 3 - CASH AND INVESTMENTS (Continued)

B. Investments Authorized by Debt Agreements

The Agency must maintain required amounts of cash and investments with trustees or fiscal agents under the terms of certain debt issues. These funds are unexpended bond proceeds or are pledged as reserves to be used if the Agency fails to meet its obligations under these debt issues. The California Government Code requires these funds to be invested in accordance with City ordinance, bond indentures or State statute. These debt agreements do not address concentration of credit risk except for U.S. Government Agency Obligations which are limited to a maximum of 10% in one issuer. The table below identifies the investment types that are authorized for investments held by fiscal agents. The table also identifies certain provisions of these debt agreements:

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality
U. S. Treasury Bonds, Notes and Bills	None	N/A
U.S. Government Agency Obligations	None	One of two highest
Money Market Funds	None	P-1
Government Money Market	360 Days	Highest
Insured FDIC – Savings, Deposit Accounts, CDs	None	N/A
Interest Bearing & Time Deposit – Banks or Savings and Loans	None	A-1 (Bank), Baa (S&L)
Bankers Acceptances	180 Days	One of two highest
Commercial Paper	270 Days	P-1
State of California Local Agency Investment Fund (LAIF Pool)	N/A	None
Municipal Bonds	N/A	One of two highest
Investment Agreements	None	One of three highest
Tax-Exempt Obligations	None	One of two highest
Taxable Bonds	None	A-1
Repurchase Agreements	180 Days	One of two highest
Other Permitted Investments Approved by Bank	None	None

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VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 3 - CASH AND INVESTMENTS (Continued)

C. Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Normally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The Agency generally manages its interest rate risk by holding investments to maturity.

Information about the sensitivity of the fair values of the Agency's investments (including investments held by bond trustees) to market interest rate fluctuations is provided by the following table that shows the Agency's investments, which are available for withdrawal on demand as discussed below:

	Amount
City of Vallejo's Pooled Investments	\$ 9,783,547
Money Market Mutual Funds (U.S. Securities)	1,164,633
Total cash and investments	\$ 10,948,180

Mutual Funds are available for withdrawal on demand and at June 30, 2007 have an average maturity of 4 days

See the City's Comprehensive Annual Financial Report for the year ended June 30, 2007 for additional disclosures

D. Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The actual ratings as of June 30, 2007 for the mutual funds were AAAM as provided by Standard and Poor's Investment Rating System

NOTE 4 - LOANS AND NOTES RECEIVABLE

A. Affordable Housing

Various residential purchase and rehabilitation loan programs are offered to qualifying low-to-moderate-income individuals by the Agency through the Affordable Housing Fund. These loans are secured by first or second mortgages on the residential property and are insured by private guaranty mortgage insurance. Terms on the loans vary depending on the ability of the loan participants to repay the loans. Interest rates on these loans range from 3% to 8% and the principal maturity dates range from 5 years to 30 years. The loan program offers deferred interest loans, as well as below-market-rate 30 year loans. Interest income is recorded in the Affordable Housing Fund as payments are received. In addition, the Agency has entered into agreements with developers to assist in the development of affordable housing. These loans receivable are secured by deeds of trust and bear varying interest rates. The outstanding balance of these programs at June 30, 2007 was \$10,887,656.

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VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 4 – LOANS AND NOTES RECEIVABLE (Continued)

B. Meyer Cookware Industries, Inc

Pursuant to a Disposition and Development Agreement between the Agency and Meyer Cookware Industries, Inc., the Agency, in prior years, paid certain development fees on behalf of Meyer totaling \$1,500,000. Meyer agreed to repay \$500,000 of these fees to the Agency over a 24-year period commencing in 1998. This loan to Meyer is secured by a corporate guarantee and is non-interest bearing. As of June 30, 2007 the outstanding balance of the loan was \$365,000. The terms of the agreement call for Meyer to repay the note in increasing annual installments, as follows:

Fiscal 2004-2008	\$20,000 per year
Fiscal 2009-2013	\$25,000 per year
Fiscal 2014-2018	\$40,000 per year

The obligation of Meyer to repay the remaining \$1,000,000 is contingent upon either on the sale of the property or the refinancing of the existing debt. As a result, the \$1,000,000 is not included as a receivable in the accompanying basic financial statements. Meyer has agreed to pay the Agency either 9% of the net sale proceeds upon any sale of the property as satisfaction in full of the development contribution, or net refinancing proceeds if such a refinancing should occur. Ten years following the issuance of the Certificate of Occupancy (1995), the participation in proceeds from the sale of property or refinancing has been reduced from 9% to 5%.

C. Empress Theatre Associates, LLC

Pursuant to an Owner Participation Agreement between the Redevelopment Agency and Empress Theatre Associates, LLC, the Redevelopment Agency issued a loan not to exceed \$4,296,000 for the rehabilitation and renovation of the Empress Theatre. Interest rate for the note is 3% per annum, which shall accrue commencing upon issuance of a Certificate of Completion by the Redevelopment Agency. Payments of principal and interest are to be made annually for twenty years beginning one year after the Redevelopment Agency issues a Certificate of Completion. The note is secured by a deed of trust on the property. At June 30, 2007 the outstanding balance of the loan was \$4,041,860. Subsequent to June 30, 2007, the remaining balance of this loan was drawn to the authorized amount of \$4,296,000.

Also, subsequent to June 30, 2007, the Agency leveraged its loan investment in the Empress Theatre Project through the New Market Tax Credit Program. Through this program, Empress Theatre Associates, LLC repaid its \$4,296,000 loan to the Agency, and the Agency issued a new loan to Empress Investment Fund, LLC, for a seven year tax credit period. The Vallejo Community Arts Foundation retains an operating lease for the theatre during this period. Through a put/call option agreement, the City will acquire site control at the end of seven years, in 2015. The Vallejo Community Arts Foundation has an option to purchase the Theatre at that time.

VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 5 – INTERFUND TRANSACTIONS

A. Transfers Between Funds

Transfers between funds during the fiscal year ended June 30, 2007 were as follows

	<u>Transfers out</u>	<u>Transfers in</u>
To fund statutory 20% low/mod housing set-aside requirement:		
Marina Vista Debt Service Fund	(\$103,926)	
Waterfront Debt Service Fund	(132,647)	
Central Debt Service Fund	(156,461)	
Flosden Debt Service Fund	(299,697)	
Affordable Housing Special Revenue Fund		\$692,731
To fund debt service payments:		
Affordable Housing Special Revenue Fund	(464,813)	
Marina Vista Capital Projects Fund	(122,004)	
Affordable Housing Debts Service Fund		464,813
Marina Vista Debt Service Fund		122,004
To fund capital and other project area programs:		
Waterfront Debt Service Fund	(248,694)	
Central Debt Service Fund	(1,723,375)	
Merged Downtown/Waterfront Capital Projects Fund		1,972,069
Flosden Debt Service Fund	(649,041)	
Flosden Capital Projects Fund		649,041
	<u>(\$3,900,658)</u>	<u>\$3,900,658</u>

B. Long Term Interfund Balance

On October 31, 2003, the Flosden Acres Debt Service Fund advanced \$1,000,000 to Marina Vista Debt Service Fund. Interest accrues at 5% per annum on unpaid principal balance until repaid in full. As of June 30, 2007 the amount owed was \$1,183,288.

VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 5 – INTERFUND TRANSACTIONS (Continued)

C. Long Term Interfund Balance between the City and the Agency

Recorded Advances

The Agency has recorded the following interfund advances from the City of Vallejo:

Vallejo Central Project Area - Empress Theater

As of June 30, 2007, the City had advanced \$4,296,000 to the Vallejo Central Debt Service Fund which the Agency has, in turn, loaned to Empress Investment Fund, LLC, for the purpose of theater improvements. Interest accrues at 3% per annum on unpaid principal balance until repaid in full. As of June 30, 2007, the balance of this advance was \$4,588,738. The Advance is expected to be repaid from Empress loan repayments and from property tax increments of the project area when available.

Vallejo Central Project Area – Downtown Development/Triad

As part of its commitment to the Triad Downtown Development Project, the City has agreed to advance up to \$3,393,000 to the Agency to fund a portion of the Agency's DDA obligations. Interest accrues on the outstanding balance at the City's cost of funds. The advance is expected to be repaid from property tax increments of the project areas when available. As of June 30, 2007, the balance drawn on this advance was \$214,983.

In addition, the City has also agreed to defer \$6.6 million in development fees. As a condition of the DDA, the Agency will pay these fees on behalf of the developer from future tax increment. Deferrals will accrue interest at 3.5%. No fees had been deferred as of June 30, 2007.

Marina Vista Project Area - Meyer Cookware

The City advanced \$500,000 to the Marina Vista Debt Service Fund. Interest accrues at 4% per annum on unpaid principal balance until repaid in full. The advance is expected to be repaid from property tax increments of the project areas when available. As of June 30, 2007, the balance of the advance was \$560,000.

Other City Advances

The City has advanced additional funds to the Agency that are not included in the Agency's financial statements because of the Agency's limited ability to repay these advances at this time. Should additional tax increment become available, these obligations will be recognized and repaid to the City. The advances continue to accrue interest at 4% per year at June 30, 2007. The balances of these additional advances as of June 30, 2007 were as follows:

<u>Project Area</u>	<u>Balance Due June 30, 2007</u>
Marina Vista	\$3,163,718
Waterfront	4,355,017
Vallejo Central	<u>1,650,286</u>
	<u>\$9,169,021</u>

VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 6 - CAPITAL ASSETS

All capital assets are valued at historical cost or estimated historical cost if actual historical cost was not available. Donated capital assets are valued at their estimated fair market value on the date donated. Agency policy has set the capitalization threshold for reporting capital assets at \$500,000. Depreciation is recorded on a straight-line, half-year convention basis over the estimated useful lives of 25-50 years for building and improvements.

Capital assets of the Agency for the year ended June 30, 2007 are presented in the table below.

	<u>Balance at June 30, 2006</u>	<u>Additions</u>	<u>Balance at June 30, 2007</u>
Capital assets not being depreciated:			
Land	<u>\$2,722,700</u>		<u>\$2,722,700</u>
Total capital assets not being depreciated	<u>2,722,700</u>		<u>2,722,700</u>
Capital assets, being depreciated:			
Building and improvements	<u>269,300</u>		<u>269,300</u>
Less accumulated depreciation for:			
Building and improvements	<u>(136,127)</u>	<u>(\$5,827)</u>	<u>(141,954)</u>
Net capital assets being depreciated	<u>133,173</u>	<u>(5,827)</u>	<u>127,346</u>
Governmental activity capital assets, net	<u><u>\$2,855,873</u></u>	<u><u>(\$5,827)</u></u>	<u><u>\$2,850,046</u></u>

Depreciation expense of \$5,827 has been allocated to the Redevelopment and Housing Program.

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VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 7 – LONG-TERM DEBT

The following is a summary of changes in long-term debt for the year ended June 30, 2007:

	Original Issue Amount	Balance June 30, 2006	Additions	Retirements	Balance June 30, 2007	Current Portion
Tax Allocation Bonds:						
Waterfront Development Project 7.9%, due 5/1/19	\$2,485,000	\$2,190,000		\$75,000	\$2,115,000	\$85,000
Marina Vista Project 6.0-7.5%, due 9/1/20	3,335,000	2,415,000		95,000	2,320,000	100,000
Vallejo Central Project 6.0-7.5%, due 9/1/20	1,900,000	1,695,000		35,000	1,660,000	45,000
Vallejo Housing Set Aside 7.0%, due 10/1/31	5,410,000	5,080,000		115,000	4,965,000	120,000
Total Tax Allocation Bonds	<u>13,130,000</u>	<u>11,380,000</u>		<u>320,000</u>	<u>11,060,000</u>	<u>350,000</u>
Certificates of Participation:						
2003 COPs variable rate, due 12/1/23	2,617,597	2,450,725		91,616	2,359,109	94,888
Total Certificates of Participation	<u>2,617,597</u>	<u>2,450,725</u>		<u>91,616</u>	<u>2,359,109</u>	<u>94,888</u>
Other Obligations						
Redevelopment Waterfront DDA			\$661,320		661,320	
Total Redevelopment Agency Debt	<u>\$15,747,597</u>	<u>\$13,830,725</u>	<u>\$661,320</u>	<u>\$411,616</u>	<u>\$14,080,429</u>	<u>\$444,888</u>

A. Tax Allocation Bonds

Waterfront Redevelopment Project – In January 1989, Tax Allocation Refunding Bonds in the amount of \$2,485,000 were issued to repay certain advances made to the Agency from the City. The bonds mature in May 2019. Semi-annual interest payments are due on May 1 and November 1 and annual principal payments are due May 1. Bonds became eligible to be redeemed, in whole or in part, at the option of the Agency on May 1, 1996, or on any Interest Payment Date thereafter. The bonds are subject to mandatory sinking fund redemption and are secured by amounts in the related Debt Service Fund and by incremental property tax revenues. The debt is serviced through the Waterfront Debt Service Fund.

Marina Vista and Vallejo Capital Projects – In August 1990, the Vallejo Public Financing Authority (PFA) issued bonds in the amount of \$5,235,000 to provide funds to the Agency for use in the Marina Vista Project (\$3,335,000) and in the Vallejo Central Project (\$1,900,000). Net proceeds allocated to the Marina Vista Project were used to defease all future debt service payments on certain lease revenue bonds used to finance the construction of City Hall. Net proceeds allocated to the Vallejo Central Project were used to fund infrastructure improvements in the project area.

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VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 7 – LONG-TERM DEBT (Continued)

The bonds are secured by loan agreements between the Agency and the PFA. The semi-annual loan payments by the Agency are expected to meet all debt service requirements of the bonds. Semi-annual interest payments are due on March 1 and September 1 and annual principal payments are due September 1. The loan payments are made solely from the tax increment revenues within the redevelopment project areas, and the bonds are reflected as a liability of the Agency. The debt is serviced through the Marina Vista Debt Service Fund.

Vallejo Housing Set Aside – In August 2001, the Agency issued Tax Allocation Bonds in the amount of \$5,410,000 to finance housing activities of the Agency and to repay a loan from the PFA. Semi-annual interest payments are due on April 1 and October 1 and annual principal payments are due October 1. The bonds are subject to mandatory sinking fund redemption and payment is made solely from, and secured by, housing set-aside tax increment revenues within the redevelopment project areas.

B. Certificates of Participation (COPs)

2003 COPs – In December 2003, the City issued \$8,000,000 of Certificates of Participation (2003 Capital Improvement Project) to provide funding for Springstowne Library improvements, solar energy projects and various public works capital projects. The Marina Vista Capital Projects Fund received \$2,617,597 of the bond proceeds. Principal payments are payable annually on December 1. Interest is payable at the beginning of each month. The future interest payments are estimates based on the interest rate as of the basic financial statements date, which was approximately 3.630% at June 30, 2007. The City has the option of converting the COPs to a fixed interest rate, after which interest is payable on June 1 and December 1.

C. Waterfront DDA

In accordance with the Amended and Restated Disposition and Development Agreement between the Agency, the City, and Callahan and DeSilva Vallejo, LLC signed on November 28, 2006, the Agency has agreed to repay various costs incurred by the developer in the preparation of the Environmental Impact Review, planning studies, and legal fees associated with the development of the Waterfront Project. As of June 30, 2007, the developer has incurred \$661,320. The obligation will be repaid upon sale of Agency property to the developer.

D. Debt Service Requirements

The annual debt service requirements to maturity for all long-term debt are as follows:

<u>Ending June 30</u>	<u>Principal</u>	<u>Interest</u>
2008	\$444,888	\$889,134
2009	484,795	858,786
2010	534,704	825,647
2011	1,235,931	788,923
2012	624,520	749,219
2013-2017	3,881,127	3,027,315
2018-2022	4,108,184	1,523,073
2023-2027	1,426,280	670,267
2028-2032	1,340,000	246,750
Total	<u>\$14,080,429</u>	<u>\$9,579,113</u>

VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 8 – NET ASSETS AND FUND BALANCES (DEFICIT)

A. Net Assets

Net Assets is the excess of all the Agency's assets over all its liabilities, regardless of fund. Net Assets are divided into three captions. These captions apply only to Net Assets, which is determined only at the Government-wide level, and are described below:

Invested in Capital Assets, net of related debt describes the portion of Net Assets which is represented by the current net book value of the Agency's capital assets, less the outstanding balance of any debt issued to finance these assets.

Restricted describes the portion of Net Assets which is restricted as to use by the terms and conditions of agreements with outside parties, governmental regulations, laws, or other restrictions which the Agency cannot unilaterally alter.

Unrestricted describes the portion of Net Assets which is not restricted as to use.

B. Reservations

Reserves are restrictions placed by outside entities, such as other governments, which restrict the expenditures of the reserved funds to the purpose intended by the entity which provided the funds. The Agency cannot modify or remove these restrictions or reserves. At June 30, 2007, reserves included:

Reserved for **encumbrances** represents the portion of fund balance set aside for open purchase orders.

Reserved for **notes receivable** and **advances** are the portions of fund balance set aside to indicate these items do not represent available, spendable resources even though they are a component of assets.

Reserved for **land held for redevelopment** is the carrying value of property held by the Redevelopment Agency, which is reserved since it is not an available spendable resource.

Reserved for **debt service** and **prepayment reserve/Six Flags** represents assets that are restricted pursuant to the Agency' long-term debt agreements.

C. Designations

Designations are imposed by the Agency Board to reflect future spending plans or concerns about the availability of future resources. Designations may be modified, amended or removed by Board action.

Designated for **capital projects** is the portion of fund balance to be used for projects approved by the Board as part of the Capital Improvement Program budget.

VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 8 – NET ASSETS AND FUND BALANCES (DEFICIT) (Continued)

D. Fund Deficits

The Marina Vista and Vallejo Central Debt Service Funds had deficits in the amounts of \$1,463,608 and \$4,433,691, respectively at June 30, 2007. These deficits are expected to be resolved through future tax increment revenues

NOTE 9 – COMMITMENTS AND CONTINGENT LIABILITIES

A. Marine World Lease Commitments

In 1985, through a series of lease and sublease agreements, the Marine World park facilities were subleased by the City to the Agency, and by the Agency to the Marine World Foundation (Foundation), a California non-profit public benefit corporation.

During 1996, the Foundation defaulted on debt owed to the Agency and City. As a result, the City and the Agency formed the Marine World Joint Powers Authority (JPA), a component unit of the City. The JPA took over the ownership of Marine World on November 1, 1996. The Foundation conveyed all of its rights, title and interest in its permits, policies and assets to the JPA, and the JPA assumed all the obligations and liabilities of the Foundation.

In January 1997, the JPA issued \$63,465,000 of COPs under similar lease and sublease agreements. The proceeds were used to refund the 1990 COPs, issued to refund the 1985 and 1986 COPs, which were issued to finance the construction and acquisition of the Marine World facilities; and the 1991 Community Facilities District Bonds were issued to fund new attractions and capital improvements to the facilities. The 1997 COPs are due through 2028 and may be prepaid without penalty at any time. In February 2006, principal payments in the amount of \$1,070,000 were made. As of July 31, 2007 the outstanding principal balance was \$55,285,000.

The various leases and subleases described above expire when the 1997 COPs have been retired, at which time title to the facilities passes from the JPA to the City. Lease payments are equal to the annual principal and semi-annual interest payments related to the 1997 COPs and continue through February 1, 2028, unless the COPs are paid earlier. To the extent the JPA fails to make timely lease payments, the City is required to make payments necessary to assure timely payment of principal and interest on the 1997 COPs. The Agency is responsible for sublease payments only to the extent it receives lease payments from the JPA.

Marine World Discovery Kingdom Sale

On July 31, 2007, the City of Vallejo, Marine World Joint Powers Authority, and Redevelopment Agency of the City of Vallejo, collectively, as Sellers, and Park Management Corp, as Buyer, completed the sale of Six Flags Discovery Kingdom.

Buyer purchased the property in accordance with the terms and provisions of that certain Amended and Restated Purchase Option Agreement, dated as of April 21, 2005, between Sellers and Buyer.

The purchase price for the property was \$53,982,765, which together with the bond reserve funds of \$5,323,455 was sufficient to pay off the outstanding \$55,285,000 principal balance of the 1997 Marine World Project Certificate of Participation.

VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 9 – COMMITMENTS AND CONTINGENT LIABILITIES (Continued)

B. Management, Option Agreements, and Agency Commitment

On February 1, 1997, the JPA entered into a management agreement with Park Management Corp., a wholly owned subsidiary of Six Flags, Inc. In 2005, the JPA entered into an Amendment to the 1997 Management Agreement, and extended the management term through February 1, 2010. The JPA has provided the Manager a purchase option agreement, which if exercised, will result in the sale of the park to the Manager. The option can be exercised through February 1, 2010.

C. Revenue-Sharing Agreement

In November 1997, the Agency, JPA, and Park Management Corp., entered into a revenue-sharing agreement. The agreement directs that revenues from the project are offset against the operating expenses of the project, working capital borrowings, and the annual payment of the 1997 COPs and any other tax-exempt notes or obligations under the City's parking facility assessment bonds. The remainder of the net revenues is allocated 80% to Park Management Corp and 20% to the JPA. During fiscal 2006-07, the JPA remitted \$1,454,098 to the Agency in satisfaction of the 20% revenue allocation. The Agency in lieu remitted this amount plus certain additional funds released pursuant to the Agreement.

D. Triad Downtown Vallejo Mixed-Use Development

In accordance with a Disposition and Development Agreement ("DDA") between the Agency, the City, and Triad Downtown Vallejo, LLC ("Triad") dated October 28, 2005 (as amended on January 13, 2006, January 1, 2007 and April 19, 2007); the Agency is required to provide an estimated \$10.8 million of public improvements and programs related to the proposed development. In addition, as part of a Fee Deferral Agreement between the Agency and City dated October 28, 2005, the City will defer an estimated \$6.6 million in development impact fees for this project, which the Agency will repay to the City on behalf of the developer over an estimated twenty (20) year period. The total estimated Agency financial commitment for this DDA totals \$17.4 million. Both the City and Triad have agreements to provide the Agency with interim cash flow financing until the project generates tax increment and other revenue.

According to the terms of the DDA, Triad was scheduled to acquire Agency property and commence construction on the first parcel, Parcel A, by June 12, 2007. The Agency and Triad continue negotiations on an extension to the schedule of performance outlined in the DDA.

E. Waterfront Project

In accordance with the amended and restated Disposition and Development Agreement between the Agency, the City, and Callahan and DeSilva Vallejo, LLC signed on October 27, 2005, the Agency is obligated to provide as estimated \$23.7 million of public improvements and programs related to the proposed development. These include the following estimated commitments:

Vallejo Station parking garage (Parcel L3)	\$ 5,000,000
City Hall parking garage and improvements	4,900,000
Park and street improvements	9,850,000
Remediation (Southern Waterfront)	<u>4,000,000</u>
	<u>\$23,750,000</u>

**VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007**

NOTE 9 – COMMITMENTS AND CONTINGENT LIABILITIES (Continued)

The last item listed, remediation, reflects the Agency's contingent liability for remediation costs for contaminants on certain property located within the Waterfront Project Area.

An independent soils' engineering firm has developed four alternatives for remediation of the contaminants, depending upon future land use. The alternatives range from "No Action" with an estimated cost of \$1.2 million for basic containment and highly restricted land use to complete removal of contaminants for unrestricted land use with an estimated cost of \$33 million. Discussions are ongoing with the previous owner and the Regional Water Quality Control Board having jurisdiction over the property as to the preferred remedial approach based on anticipated future land uses. The Agency believes that the previous owner may be responsible for part or all of such costs and therefore has not recorded a liability for any remediation costs.

The Agency incurred \$661,320 of legal, investigative and remediation costs through June 30, 2007 and believes it may be entitled to recover some of this cost from the previous owner. The Agency paid approximately \$2.4 million for this property in 1988. Given the uncertainty over remediation costs, the property is carried at no value in the accompanying Government-Wide Statement of Net Assets.

NOTE 10 – PASS-THROUGH PAYMENTS

The Agency has entered into various tax-sharing agreements with the Solano County and other taxing entities in the Vallejo Central, Flosden Acres, and Southeast Vallejo Project Areas. Portions of tax increments from those project areas are received by the Agency and remitted to the applicable taxing entities. In fiscal year 2007, the Agency calculated and remitted \$854,131 in pass-through payments to the affected jurisdictions

**INTERNAL CONTROL OVER FINANCIAL
REPORTING BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

Members of the Governing Board
Vallejo Redevelopment Agency
Vallejo, California

We have audited the financial statements of the Vallejo Redevelopment Agency as of and for the year ended June 30, 2007, and have issued our report thereon dated November 30, 2007. We have conducted our audit in accordance with generally accepted auditing standards in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control over Financial Reporting

In planning and performing our audit, we considered the Agency's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Agency's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Agency's financial statements that is more than inconsequential will not be prevented or detected by the Agency's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Agency's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the second paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. Our audit included tests of compliance with provisions of the Guidelines for Compliance Audits of California Redevelopment Agencies. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

This report is intended for the information of the Board, management and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than the above parties.

November 30, 2007

**EXHIBIT 5
TO REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO
ANNUAL REPORT FOR FISCAL YEAR 2006-07**

Blight Report

**FISCAL YEAR 2006-07 REDEVELOPMENT AGENCY ANNUAL REPORT
BLIGHT ALLEVIATION PROGRAM**

(Submitted to the State Controller in compliance with Section 33080 of the Community Redevelopment Law)

PROJECTS AND PROGRAMS	BLIGHT REMOVAL NEXUS				
	Deterioration/ Dilapidation	Defective Design	Age and Obsolescence	Inadequate Public Improvements	Impaired Investments
<p>Downtown Façade Improvement Program (ongoing): The Redevelopment Agency offers a Façade Improvement Program in the downtown area that has resulted in significant enhancements to the appearance of the Redevelopment Area and makes the area more attractive to customers, tenants, and investors. This Program provides grants and low-interest loans to businesses and property owners who wish to improve the façade of their storefronts and/or buildings. Specific design standards govern the type of façade improvements that can be developed under this Program.</p>	X		X		X

**EXHIBIT 6
TO REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO
ANNUAL REPORT FOR FISCAL YEAR 2006-07**

Housing and Displacement Report

**FISCAL YEAR 2006-07 REDEVELOPMENT AGENCY ANNUAL REPORT
HOUSING AND DISPLACEMENT REPORT**

**(Submitted to the State Controller in compliance with Section 33080 of the
Community Redevelopment Law)**

The Redevelopment Agency did not engage in any activities pursuant to Section 33080.3.

**EXHIBIT 7
TO REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO
ANNUAL REPORT FOR FISCAL YEAR 2006-07**

Loan Report

**FISCAL YEAR 2006-07 REDEVELOPMENT AGENCY ANNUAL REPORT
LOAN REPORT**

**(Submitted to the State Controller in compliance with Section 33080 of the
Community Redevelopment Law)**

There were no loans made by the Redevelopment Agency that were fifty thousand dollars (\$50,000) or more that were in default or not in compliance with the terms of the loan approved by the Redevelopment Agency during FY 2006-07.

**EXHIBIT 8
TO REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO
ANNUAL REPORT FOR FISCAL YEAR 2006-07**

Property Report

FISCAL YEAR 2006-07 REDEVELOPMENT AGENCY ANNUAL REPORT
 REDEVELOPMENT AGENCY PROPERTIES
 (Submitted to the State Controller in compliance with Section 33080 of the Community Redevelopment Law)

ASSESSOR PARCEL #	STREET ADDRESS	OWNER	DESCRIPTION	LOCATION MAP #	SQ. FT.	ACRE	ACCSN DATE
0655-160-030	NO SITE ADDRESS	RDA Vallejo	Open Space/Waterfront	55-18	43,500	1.00	NA
0655-160-040	NO SITE ADDRESS	RDA Vallejo	Open Space/Waterfront	55-18	47,045	1.08	NA
0655-160-050	NO SITE ADDRESS	RDA Vallejo	Open Space/Waterfront	55-18	65,776	1.51	NA
0655-160-060	NO SITE ADDRESS	RDA Vallejo	Open Space/Waterfront	55-18	58,370	1.34	NA
0655-160-130	NO SITE ADDRESS	RDA Vallejo	Parking Lot/Waterfront	55-18	67,891	2.02	1983
0655-160-160	NO SITE ADDRESS	RDA Vallejo	Memorial Fountain/Waterfront Area	55-18	40,037	0.92	1985
0655-160-170	NO SITE ADDRESS	RDA Vallejo	Parking Lot/Waterfront Area	55-18	100,824	2.31	1983
0655-160-190	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-18	5,500	0.13	1983
0655-160-240	212 GEORGIA ST.	RDA Vallejo	Waterfront Area	55-18	10,445	0.24	1983
0655-160-310	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-18	6,818	0.15	1983
0655-160-360	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-18	11,325	0.26	NA
0655-160-410	468 MARE ISLAND WAY	RDA Vallejo	Vallejo Yacht Club	55-18	227,618	5.23	NA
0655-160-420	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-18	12,198	0.28	NA
0655-160-570	150 GEORGIA STREET	RDA Vallejo	Waterfront Area	55-18	398,813	6.88	NA
0655-160-580	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-18	9,239	0.21	NA
0655-160-590	505 SANTA CLARA STREET	RDA Vallejo	JFK Library	55-18	57,064	1.31	NA
0655-170-010	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-17	26,593	0.61	NA
0655-170-020	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-17	30,808	0.70	NA
0655-170-030	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-17	28,251	0.60	NA
0655-170-050	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-17	35,000	0.80	NA
0655-170-060	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-17	17,160	0.39	NA
0655-170-060	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-17	23,274	0.53	NA
0655-170-100	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-17	58,806	1.35	NA
0655-170-170	NO SITE ADDRESS	RDA Vallejo	Downtown Commercial Lot	55-17	9,300	0.21	1983
0655-170-200	NO SITE ADDRESS	RDA Vallejo	Downtown Commercial Lot	55-17	1,728	0.04	1983
0655-170-220	NO SITE ADDRESS	RDA Vallejo	Downtown Commercial Lot	55-17	5,200	0.12	1983
0655-170-230	NO SITE ADDRESS	RDA Vallejo	Downtown Commercial Lot	55-17	54,450	1.25	1983
0655-170-260	NO SITE ADDRESS	RDA Vallejo	Downtown Commercial Lot	55-17	50,530	1.16	1983
0655-170-280	NO SITE ADDRESS	RDA Vallejo	Downtown Commercial Lot	55-17	32,450	0.74	1983
0655-170-360	NO SITE ADDRESS	RDA Vallejo	Downtown Commercial Lot	55-17	33,399	0.77	1983
0655-170-400	285 MARE ISLAND WAY	RDA Vallejo	Waterfront Area	55-17	21,513	0.49	NA
0655-170-410	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-17	18,005	0.41	NA
0655-170-460	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-17	212,137	4.87	NA
0655-170-470	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-17	61,655	1.42	NA
0655-180-010	1 CURTOLA PARKWAY	RDA Vallejo	Waterfront Area	55-18	68,696	1.60	NA
0655-180-020	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-18	130,244	2.99	NA
0655-180-030	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-18	5,290	0.12	NA
0655-180-040	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-18	167,308	4.30	1988
0655-180-050	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-18	5,742	0.13	NA
0655-180-060	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-18	12,540	0.29	NA
0655-180-070	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	55-18	17,158	0.39	NA
0658-050-040	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	58-05	6,500	0.15	NA
0658-050-050	1121 SONOMA BLVD	RDA Vallejo	Waterfront Area	58-05	101,930	2.34	6/14/1988
0658-050-070	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	58-05	47,044	1.08	6/14/1988
0658-050-090	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	58-05	110,206	2.53	6/14/1988
0658-090-040	50 SOLANO AVE	RDA Vallejo	Waterfront Area	58-09	287,468	6.14	6/14/1988
0658-090-070	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	58-09	90,169	2.07	6/14/1988
0658-090-090	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	58-09	131,988	3.03	6/14/1988
0658-090-130	1133 SONOMA BLVD	RDA Vallejo	Waterfront Area	58-09	10,200	0.23	6/14/1988
0658-090-190	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	58-09	127,630	2.83	6/14/1988
0658-090-210	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	58-09	39,204	0.90	6/14/1988
0658-100-300	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	58-10	10,150	0.23	6/14/1988
0658-100-320	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	58-10	3,159	0.07	6/14/1988
0658-100-450	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	58-10	13,068	0.30	6/14/1988
0658-110-130	NO SITE ADDRESS	RDA Vallejo	Waterfront Area	58-11	18,602	0.45	6/14/1988
0772-044-100	341 LAMONT COURT	RDA Vallejo	Residential	72-04	5,982	0.13	1988



ADMIN. B

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 18, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Joseph M. Tanner, City Manager
Craig Whittom, Assistant City Manager / Community Development *W*
Robert V. Stout, Finance Director *RVS*

SUBJECT: GENERAL FUND FINANCIAL PROJECTION THROUGH JUNE 30, 2010, PROCESS FOR RETURNING TO THE CITY COUNCIL ON FEBRUARY 12, 2008 WITH RECOMMENDED APPROACH TO ENSURE LONG TERM FISCAL SOLVENCY AND CONSIDERATION OF A RESOLUTION AMENDING THE FISCAL YEAR 2007-2008 BUDGET

BACKGROUND & DISCUSSION

On November 13, 2007, City Council received a General Fund budget update which indicated significant financial difficulties for the General Fund. A resolution of intention to amend the FY 2007-2008 budget was adopted. On November 27, 2007 the City Council authorized the expenditure of \$100,000 and directed staff to return on December 11, 2007 with the consideration of the proposed budget amendment to allow the newly seated City Council to participate in this decision.

This report presents a multi year financial projection of the General Fund. The report also describes the process and time frame staff has developed in which to engage the City's four labor groups and return to the City Council with a recommended strategy to ensure a positive General Fund fund balance through June 2010 and thereafter. The report is comprised of the following sections:

- I. General Fund Projection through June 30, 2010
- II. Process for Developing Recommended Strategy to ensure a positive General Fund fund balance through June 30, 2010
- III. Recommended actions to take on December 11, 2007 at tonight's meeting

I. General Fund Financial Projection through June 30, 2010

The City has developed a General Fund financial projection through June 30, 2010 presented in this report as Attachment B, page B-1. Attachment B includes 40 pages of supporting calculations and assumptions to assist City Council, employees, and the public in gaining an understanding about the City's financial condition and economic factors



impacting our financial future.

Revenue projections are generally flat in FY 08-09 due to housing market economic impacts and due to the loss of the Six Flags revenue sharing subsequent to the July 2007 sale of the park. FY 09-10 revenue projections reflect the beginning of an expected restart in the housing market and corresponding increase in property values. Line-item revenue projections and extended discussion of property, sales, transfer tax, and other revenue classifications are presented at Attachment B, Section 4.

Expenditure projections assume the current level of staffing, adjusted for Fire arbitration results and other Fire administration changes proposed in Attachment D. Cost projections are based upon the existing four labor agreements which extend through June 30, 2010.

Also presented in Attachment B, page B-1, are operating results for the year ended June 30, 2007. As discussed in the November 13, 2007 and November 27, 2007 staff reports, the General Fund has ended FY 2006-07 fiscal year (at June 30, 2007) with \$4.2 million in available fund balance, or \$371,000 more than assumed during the FY 07-08 budget adoption process. Staff anticipates presenting the Comprehensive Annual Financial Report (CAFR) with audited balances for all funds to the City Council at its meeting in February 2008.

Staff will review the financial projections and related materials with City Council in detail during the verbal presentation on Tuesday night. Education regarding the financial projections and the City's fund structure is important. Staff encourages questions and comments. It is important that the City Council, community, employees and labor groups understand the projections. Staff is interested in reviewing this information in regular (e.g. weekly study sessions) or special meetings with the City Council as we develop a long term solution to the current imbalance between ongoing revenues and expenditures.

A. General Fund Fiscal Year 2007 – 2008 Projection

FY 07-08 General Fund projections have been updated as follows:

1. General tax revenues projections reflect current available information regarding housing market and other economic impacts. In total, revenues are expected to be \$3.5 million below balances in the original budget. Line-item revenue projections and extended discussion of property, sales, transfer tax, and other revenue classifications are presented at Attachment B, Section 4. Specific proposed line item budget adjustments are listed in Attachment C.
2. Expenditure projections have been increased in total by \$5.3 million to cover the \$4.2 million cost of the recent fire arbitration ruling relative to firefighter staffing issues, \$0.8 million to cover the estimated cost of an additional cost of



living adjustment due to public safety employees, \$100,000 for labor negotiation costs, and \$100,000 for State Ferry take-over negotiation. Specific proposed line item budget adjustments are listed in Attachment C.

The \$4.2 million cost of the Fire Arbitration ruling has two components. The first cost is to restore the 14 filled positions of the 20 positions cut in the original FY 07-08 budget. The second cost is the overtime budget to backfill for the remaining 6 cut positions necessary to maintain 28 (vs. proposed 24) minimum staffing level.

3. As a first step toward resolving this combined \$8.8 million revenue/expenditure shortfall, the City Manager has directed \$3.5 million in departmental program reductions to the FY 07-08 General Fund budget. Specific proposed departmental reductions are listed in Attachment C.

The net result of the proposed changes is a projected \$5.3 million FY 07-08 operating deficit, and a negative ending available fund balance of \$(1) million at June 30, 2008. As identified in the recent November 13, 2007 and November 27, 2007 staff reports, staff believes that without addressing further increases in revenues or reductions in expenditures, the General Fund will run out of funds before the end of this fiscal year.

B. Projections and Fiscal Stability

The projections in Attachment B, page B-1 are subject to additional future risks that could effect expenditures and revenues:

- a. Outcome of current arbitration proceeding between the City and the Vallejo Police Officers Association regarding minimum staffing
- b. Funding of retiree health care costs. These costs are currently funded on a pay-as-you-go basis. Funding for the City's growing long term obligation have not been addressed.
- c. Projections assume modest economic and revenue growth in FY 2009-10 at levels consistent with past years. These projections are speculative.
- d. Projections demonstrate the imbalance between revenues and expenditures and do not assume an operating reserve.

The fundamental economics of the current General Fund projections indicate that current and future year General Fund expenditures are significantly in excess of projected anticipated revenues. Addressing this imbalance in a manner that ensures fiscal balance through June 30, 2010 and thereafter is critical to ensuring:

- a. City Council is able to make policy decisions with an understanding of current and



- future resources
- b. An environment in which employees can plan and administer programs over a multi-year term
 - c. An environment in which the City can attract and retain the most highly qualified employees to execute the policies of the City Council

II. Process for Developing Recommended Strategy to ensure a positive General Fund fund balance through June 30, 2010

As described above, the City faces a very serious multi-year General Fund imbalance. Action is needed immediately to address this imbalance to ensure that a continuing positive ongoing General Fund fund balance.

Subsequent to the November 13, 2007 resolution of intention to amend the budget, the Assistant City Manager / Community Development (Craig Whittom) was designated by the City Manager to lead discussions with labor groups regarding the City's current financial circumstances. Prior to commencing negotiations it is critical to develop a common understanding by the four labor groups of the current financial condition of the General Fund. Staff met with representatives of the four labor groups on Monday December 10, 2007 and reviewed the budget staff report and financial projections. Staff has offered to continue the discussion with the labor groups to review the state of the City's General Fund and the financial projections of revenues and expenditures through June 30, 2010.

After developing an understanding with the labor groups regarding the financial projections, staff will be working together regarding expenditure reductions and revenue enhancements to solve the City's existing and projected General Fund imbalance. This will include any negotiated economic concessions and attendant changes to the current labor agreements in place through 2010. As the City Council is aware, the current labor agreements are in place through 2010 and the labor groups are not required to make any concessions. It is expected these discussions will take place from late December to mid January 2008. Staff is scheduled to meet with the City Council in closed session on December 11, 2007 to discuss the commencement of these negotiations.

In parallel to discussions with labor groups, City staff will be developing recommendations regarding expenditure reductions in the event labor negotiations are unsuccessful. This would involve identifying an estimated \$5 million in expenditure reductions for FY 2007-08 and approximately \$10 million in expenditure reductions in FY 2008-09.

Finally, City staff will be assessing the ramifications of insolvency.

Staff believes that in order to achieve sustainable financial stability, it is critical that our recommended financial plan rely on ongoing revenues and reflect all of the costs of the services provided each year. Finally, the plan should begin to rebuild adequate General



Fund reserves and be built on the assumption that our enterprise funds must be self supporting.

Next Steps

Staff is scheduled to return to the City Council on February 12, 2008 with a recommendation regarding further budget modifications subsequent to the modifications recommended on December 11, 2007. Ideally the recommendation will be a combination of expenditure reductions and revenue enhancements as negotiated with the labor groups. Staff will also present information regarding the other two options; expenditure reductions in the event negotiations with the four labor groups are unsuccessful and insolvency.

Staff also envisions a public workshop in late January with community members to discuss the City's current financial condition and ongoing meetings with the City Council as discussed earlier in this report.

III. Recommended actions to take on December 18, 2007

Staff is recommending the adoption of the attached resolution (Attachment A) authorizing the staff to take the following actions:

- A. Present to the City council no later than February 12, 2008 a comprehensive approach to ensuring a balance of General Fund expenditures and revenues through June 30, 2010 and thereafter.
- B. Amending the City's General Fund budget for Fiscal Year 2007- 2008 as set for in Attachment C and staffing changes listed in Attachment D.
- C. Minor amendments to the following four (4) other Funds as listed in Attachment C:
 1. *Transportation Fund (#420) – Adopted by City Council 11-27-07
\$100,000 to recognize the transfer from the General Fund and to increase professional services by the same amount*
 2. Police Cadet Fund (#152)
\$50,000 to recognize donation revenue and increase the budget by a like amount



3. Mare Island Lease Fund (#107)
\$70,000 to recognize developer reimbursement of wetlands program costs
4. State Lands Commission Fund (#134)
\$200,000 to recognize developer reimbursement for legal analysis related to the General Mills property

Fiscal Impact

The proposed amendments to the fiscal year 2007-2008 General Fund budget, as noted in Attachment C, will decrease General Fund revenues by \$2.5 million and increase expenditures by \$2.8 million, for a net negative fund balance impact of \$5.3 million. The net impact of the recommendations on all other funds will be to increase revenues and expenditures by \$420,000.

PROPOSED ACTION

Staff proposes that the Council adopt a Resolution attached as Attachment A.

ENVIRONMENTAL REVIEW

The adoption of this resolution is not a project as defined by the California Environmental Quality Act (CEQA) pursuant to section 15378 (b)(4) of Title 14 of the California code of Regulations and is not subject to CEQA review.

DOCUMENTS ATTACHED

Attachment A - Resolution amending the City's budget for Fiscal Year 2007-2008 and directing staff to return no later than February 12, 2008 with a recommended strategy for action to ensure General Fund

Attachment B – General Fund Financial Projections

- B 1 Three-year Fund Balance Projection
- B 2 Net Program Budgets
- B 3 June 30, 2007 Balance Sheet
- B 4 Revenues
- B 5 Expenditures - Salary and Benefits
- B 6 Expenditures - Other
- B 7 Information on other Funds
- B 8 14-City General Fund Comparison

Attachment C – Proposed Budget Adjustments

Attachment D – Fire Department Personnel Summary, Proposed Changes to FTEs



CONTACT:

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RESOLUTION NO. _____ N.C.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO AMENDING THE FISCAL YEAR 2007-2008 BUDGET

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

WHEREAS, in June 2007, the City Council did adopt a budget for the Fiscal Year 2007-2008; and

WHEREAS, on November 13, 2007, the City Council adopted a resolution of intention to amend the Fiscal Year 2007-2008 budget;

WHEREAS, staff is proposing amendments to the revenue and expenditure changes of the various funds listed in detail in Attachment C of the attached staff report; and

WHEREAS, the staff is proposing to amend the approved staffing levels consistent with the monetary recommendations and listed in detail in Attachment D; and

WHEREAS, the Council has considered the recommendations of the City Manager for Fiscal Year 2007-2008 and has determined that the recommendations are both necessary and appropriate; now, therefore:

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF VALLEJO, CALIFORNIA: pursuant to Charter Section 703, hereby approves amendments to the City's budget as set forth in Attachment C and the staffing changes in Attachment D to the Staff Report and by this reference incorporated herein; and

BE IT FURTHER RESOLVED, the City Council directs staff to return no later than February 12, 2008 with a comprehensive approach to ensuring a balance of General Fund expenditures and revenues through June 30, 2010 and thereafter.

General Fund Financial Projections

City Council Staff Report
December 18, 2007

INDEX

- B 1 Three-year Fund Balance Projection**

- B 2 Net Program Budgets**
 - Net program cost, net of program revenues

- B 3 June 30, 2007 Balance Sheet**
 - Ending Available Balance

- B 4 Revenues**
 - B 4.1 Line item projections
 - B 4.2 Assumptions
 - B 4.3 07-08 Property tax projections from county
 - B 4.4 Principle property tax payers
 - B 4.5 Top sales tax producers

- B 5 Expenditures - Salary and Benefits**
 - B 5.1 Total Salaries/benefits
 - B 5.2 Assumptions
 - B 5.3 Classification Examples
 - B 5.4 Salary Increase History
 - B 5.5 FY 07-08 Fire Salary Survey at 10/24/07
 - B 5.6 PERS rates
 - B 5.7 Workers Compensation Rate Projection
 - B 5.8 Workers Compensation Rate History

- B 6 Expenditures - Other**
 - B 6.1 Contributions to other Agencies
 - B 6.2 Vehicles
 - B 6.3 Retiree Health
 - a) Pay-as-go
 - b) GASB 45 Actuarial Report
 - B 6.4 Inter-fund Allocations

- B 7 Information on other Funds**
 - B 7.1 Redevelopment
 - B 7.2 Equipment Fund
 - B 7.3 Risk (Self Insurance) Fund

- B 8 14-City General Fund Comparison**
 - June 30, 2006 data

City of Vallejo General Fund Fund Balance Projection

	FY 05-06	FY 06-07	FY 07-08		FY 08-09		FY 09-10	
	Actual	Unaudited as of 11-7-07	Original Budget	Projected at 12-11-07	Projected at 12-11-07	% Inc	Projected at 12-11-07	% Inc
Beginning Available Balance	9,878,065	7,751,830	3,870,634	4,242,256	(1,067,781)		(11,257,543)	
Annual Activity:								
Revenues								
Property Tax	15,857,808	18,776,182	19,426,244	19,627,142	19,627,142	0%	20,630,999	5%
Sales Tax	13,819,405	13,353,505	13,880,000	12,630,000	12,705,000	1%	13,094,700	3%
Motor Vehicle License Fees	8,592,520	9,536,759	10,225,461	10,512,621	10,512,621	0%	11,038,252	5%
Transit Occupancy Tax	1,405,410	1,618,954	1,610,000	1,610,000	1,610,000	0%	1,658,300	3%
Real Property Excise Tax	256,438	662,491	1,000,000	500,000	500,000	0%	500,000	0%
Franchise/UUT Tax	14,866,648	15,565,850	17,654,484	17,491,484	18,378,058	5%	19,308,961	5%
Property Transfer Tax	5,106,488	3,778,090	3,650,000	2,200,000	2,200,000	0%	2,270,500	3%
Business License	1,298,046	1,388,111	1,365,000	1,365,000	1,407,450	3%	1,451,174	3%
Leases, transfers, other	7,261,151	5,086,598	3,834,672	4,003,774	2,713,113	-32%	2,788,728	3%
Program revenues	12,645,644	12,741,038	13,143,279	12,914,633	13,130,277	2%	13,371,215	2%
	81,109,558	82,507,578	85,789,140	82,854,654	82,783,661	0%	86,112,829	4%
Expenditures								
Salaries and benefits:								
VPOA			29,936,391	30,320,177	32,875,762	8%	34,716,864	6%
IAFF			20,387,519	25,095,873	26,194,371	4%	27,647,872	6%
IBEW			15,355,015	15,355,024	16,067,047	5%	16,565,712	3%
Other			8,923,510	9,111,046	9,715,994	7%	10,004,624	3%
Vacancies/savings			-	(2,062,887)	(2,592,047)	26%	(2,709,450)	5%
	66,758,700	72,553,936	74,602,435	77,819,233	82,261,127	5.7%	86,225,622	4.8%
Service and supplies:								
Contributions to other agencies			1,603,400	1,603,400	1,603,400	0%	1,603,400	0%
Vehicles			3,580,857	3,079,094	3,233,049	5%	3,394,701	5%
Retiree Health (pay as go)			2,560,214	2,560,214	2,900,000	13%	3,300,000	14%
Compensated absences			1,750,000	1,750,000	1,837,500	5%	1,929,375	5%
Other	16,014,687	17,196,891	10,236,594	9,757,627	9,952,780	2%	10,151,835	2%
Encumbrances	214,779	339,682	-	-	-		-	
	16,229,466	17,536,573	19,731,065	18,750,335	19,526,728	4%	20,379,311	4%
Transfers (Incl Debt Service)	7,205,248	3,177,690	1,813,642	1,913,642	1,813,642	-5%	1,813,642	0%
Interfund allocations	(5,869,412)	(6,585,663)	(10,358,002)	(10,318,519)	(10,628,075)	3%	(10,946,917)	3%
Subtotal, expenditures	84,324,002	86,682,536	85,789,140	88,164,691	92,973,423	5%	97,471,658	5%
Annual Operating Results	(3,214,444)	(4,174,958)	-	(5,310,037)	(10,189,762)		(11,358,829)	
Reserve Transactions	1,088,209	665,384	-	-	-		-	
Net Annual Change	(2,126,235)	(3,509,574)	-	(5,310,037)	(10,189,762)		(11,358,829)	
Ending Available Balance	7,751,830	4,242,256	3,870,634	(1,067,781)	(11,257,543)		(22,616,372)	
% annual expenditures	9%	5%	5%	-1%	-12%		-23%	
Days of Operation	34	18	16	(4)	(44)		(85)	

General Fund
Net Program Costs
FY 07-08

(Including Reductions/Amendments Proposed to City Council November 2007)

	Departmental Expenditures			Program Revenues	Net Program Costs	
	Gross Program Costs (Salaries, Services, Supplies)	Interfund Allocations (A)	Net Expenditures	(B)	Total	% of Total
Programs						
Public Safety:						
Police	40,064,369	(1,028,000)	39,036,369	(4,963,532)	34,072,837	45%
Fire	27,004,615	(43,700)	26,960,915	(3,639,611)	23,321,304	31%
	<u>67,068,984</u>	<u>(1,071,700)</u>	<u>65,997,284</u>	<u>(8,603,143)</u>	<u>57,394,141</u>	<u>76%</u>
Community Development:						
Building	1,143,317		1,143,317	(997,902)	145,415	0%
Planning	1,368,662	(149,353)	1,219,309	(511,788)	707,521	1%
Code Enforcement	713,888	(50,000)	663,888	(350,000)	313,888	0%
Economic Development	1,874,954	(928,793)	946,161	(462,000)	484,161	1%
	<u>5,100,821</u>	<u>(1,128,146)</u>	<u>3,972,675</u>	<u>(2,321,690)</u>	<u>1,650,985</u>	<u>2%</u>
Public Works:						
Admin/Engineering	3,527,884	(1,681,194)	1,846,690	(1,949,800)	(103,110)	0%
Maintenance	5,774,985	(2,838,346)	2,936,639	(20,000)	2,916,639	4%
	<u>9,302,869</u>	<u>(4,519,540)</u>	<u>4,783,329</u>	<u>(1,969,800)</u>	<u>2,813,529</u>	<u>4%</u>
Non-departmental:						
Contributions/Other Agencies	1,603,400	-	1,603,400	-	1,603,400	2%
Retiree Health	2,560,214	-	2,560,214	-	2,560,214	3%
Compensated Absences	1,750,000	-	1,750,000	-	1,750,000	2%
Debt Service Transfers	1,813,642	-	1,813,642	-	1,813,642	2%
Other	1,569,003	(15,977)	1,553,026	-	1,553,026	2%
	<u>9,296,259</u>	<u>(15,977)</u>	<u>9,280,282</u>	<u>-</u>	<u>9,280,282</u>	<u>12%</u>
	<u>90,768,933</u>	<u>(6,735,363)</u>	<u>84,033,570</u>	<u>(12,894,633)</u>	<u>71,138,937</u>	<u>95%</u>
Administration						
Legislative	377,606	(121,663)	255,943	-	255,943	0%
Executive	1,452,116	(507,383)	944,733	-	944,733	1%
Legal	1,356,909	(425,784)	931,125	-	931,125	1%
Finance	3,356,874	(2,090,776)	1,266,098	(20,000)	1,246,098	2%
Human Resources	1,170,772	(437,550)	733,222	-	733,222	1%
	<u>7,714,277</u>	<u>(3,583,156)</u>	<u>4,131,121</u>	<u>(20,000)</u>	<u>4,111,121</u>	<u>5%</u>
	<u>98,483,210</u>	<u>(10,318,519)</u>	<u>88,164,691</u>	<u>(12,914,633)</u>	<u>75,250,058</u>	<u>100%</u>

Definitions

(A)

Interfund Allocations

The cost of services provided by the General Fund to Enterprise and other funds

(B)

Program Revenues

Program revenues are those earned directly by departments for the services they provide to customers outside the City, such as inspection fees.

CITY OF VALLEJO
General Fund
BALANCE SHEET

	<u>June 30, 2006</u>	<u>June 30, 2007</u>
	<u>Final</u>	<u>Unaudited</u>
ASSETS		
Cash and investments	\$5,706,698	\$2,609,264
Accounts receivable	3,371,297	3,164,222
Notes and loans receivable	850,213	781,119
Due from other governments	4,484,322	4,214,254
Material, parts, and supplies	3,461	1,577
Prepays	102,748	156,783
Land held for redevelopment	499,684	499,684
	<u> </u>	<u> </u>
Total Assets	<u>\$15,018,423</u>	<u>\$11,426,903</u>
LIABILITIES		
Accounts payable and accrued liabilities	\$2,637,219	\$3,440,050
Due to other governments	163,474	185,567
Deferred revenues	453,076	510,798
Deposits payable	270,746	269,091
Employee benefits payable	637,236	-
	<u> </u>	<u> </u>
Total Liabilities	<u>4,161,751</u>	<u>4,405,506</u>
FUND BALANCES		
Reserved for:		
Encumbrances	666,232	339,682
Materials, parts, supplies	3,461	1,577
Prepays	102,748	156,783
Notes and loans	845,018	777,221
Land held for redevelopment	499,684	499,684
Unreserved:		
Designated for		
Program commitments	131,165	244,472
State budget impact/SB1096	856,541	759,722
Undesignated, Reported in:		
General Fund	7,751,823	4,242,256
	<u> </u>	<u> </u>
Total Fund Balances	<u>10,856,672</u>	<u>7,021,397</u>
	<u> </u>	<u> </u>
Total Liabilities and Fund Balances	<u>\$15,018,423</u>	<u>\$11,426,903</u>

City of Vallejo General Fund
Revenue Trends
 (Net of Mare Island Allocations)

	2004-05		2005-06		2006-07		2007-08		2008-09		2009-10	
	Actual	% vs PY	Actual	% vs PY	Actual	% vs PY	Projection 12/11/07 Council	% vs PY	Projection 12/11/07 Council	% vs PY	Projection 12/11/07 Council	% vs PY
General Revenues												
Property Taxes												
CURRENT SECURED TAXES	12,392,646	13%	14,027,383	13%	16,141,292	15%	17,521,591	9%	17,521,591	0%	18,420,171	5%
CURRENT UNSECURED TAXES	480,508	-1%	474,469	-1%	527,720	11%	600,697	14%	600,697	0%	630,732	5%
SUPPLEMENTAL TAXES	1,522,815	35%	2,056,575	35%	1,437,746	-30%	906,188	-37%	906,188	0%	951,497	5%
HOMEOWNERS EXEMPTN TAX	197,884	1%	199,849	1%	201,317	1%	192,101	-5%	192,101	0%	201,706	5%
UNITARY TAXES	235,580	30%	305,430	30%	310,083	2%	357,565	15%	357,565	0%	375,443	5%
TAX INCREMENT PASS-THROUGH	0		0		158,024	2%	49,000	-69%	49,000	0%	51,450	5%
	<u>14,829,433</u>	<u>15%</u>	<u>17,063,706</u>	<u>15%</u>	<u>18,776,182</u>	<u>10%</u>	<u>19,627,142</u>	<u>5%</u>	<u>19,627,142</u>	<u>0%</u>	<u>20,630,999</u>	<u>5%</u>
SB 1096 ERAF	(1,205,898)	0%	(1,205,898)	0%	-							
	<u>13,623,535</u>	<u>16%</u>	<u>15,857,808</u>	<u>16%</u>	<u>18,776,182</u>	<u>18%</u>	<u>19,627,142</u>	<u>5%</u>	<u>19,627,142</u>	<u>0%</u>	<u>20,630,999</u>	<u>5%</u>
Sales Tax												
SALES TAX	12,617,179	10%	13,819,405	10%	13,353,505	-3%	12,630,000	-5%	12,705,000	1%	13,094,700	3%
ONE TIME CATCH-UP	538,836											
	<u>13,156,015</u>	<u>5%</u>	<u>13,819,405</u>	<u>5%</u>	<u>13,353,505</u>	<u>-3%</u>	<u>12,630,000</u>	<u>-5%</u>	<u>12,705,000</u>	<u>1%</u>	<u>13,094,700</u>	<u>3%</u>
Motor Vehicle License Fees												
MOTOR VEHICLE FEES/SB 1096	7,689,334	12%	8,592,520	12%	9,536,759	11%	10,512,621	10%	10,512,621	0%	11,038,252	5%
STATE VLF LOAN	1,834,360	-100%		-100%								
	<u>9,523,694</u>	<u>-10%</u>	<u>8,592,520</u>	<u>-10%</u>	<u>9,536,759</u>	<u>11%</u>	<u>10,512,621</u>	<u>10%</u>	<u>10,512,621</u>	<u>0%</u>	<u>11,038,252</u>	<u>5%</u>
Transit Occupancy Tax	1,402,835	0%	1,405,410	0%	1,618,954	15%	1,610,000	-1%	1,610,000	0%	1,658,300	3%
Real Property Excise Tax	2,054,766	-88%	256,438	-88%	662,491	158%	500,000	-25%	500,000	0%	500,000	0%
Franchise	2,344,994	1%	2,377,793	1%	3,061,529	29%	4,240,961	39%	4,453,609	5%	4,676,890	5%
UUT	11,749,465	6%	12,488,855	6%	12,504,321	0%	13,250,523	6%	13,924,449	5%	14,632,071	5%
Property Transfer Tax	5,481,108	-7%	5,106,488	-7%	3,778,090	-26%	2,200,000	-42%	2,200,000	0%	2,270,500	3%
Business License	1,323,987	-2%	1,298,046	-2%	1,388,111	7%	1,365,000	-2%	1,407,450	3%	1,451,174	3%
Subtotal, Taxes	<u>60,660,399</u>	<u>1%</u>	<u>61,202,763</u>	<u>1%</u>	<u>64,679,942</u>	<u>6%</u>	<u>65,936,247</u>	<u>2%</u>	<u>66,940,271</u>	<u>2%</u>	<u>69,952,886</u>	<u>5%</u>

	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
	Actual	Actual	Actual	Projection 12/11/07 Council	Projection 12/11/07 Council	Projection 12/11/07 Council
		% vs PY	% vs PY	% vs PY	% vs PY	% vs PY
Revenue From Use of Money						
RENTALS	357,412	187,859	56,498	685,140	703,881	723,184
INVESTMENT INCOME	202,966	315,289	206,061	0	0	0
	560,378	503,148	262,559	685,140	703,881	723,184
		-47%	-70%	1113%	3%	3%
		55%	-35%	-100%	0	0
		-10%	-48%	161%	3%	3%
Misc						
WATER RETURN TO BASE	2,662,096	2,762,722	2,867,434	0	0	0
ASSMT DIST REF-GLEN COVE	398,518	345,642	0	0	0	0
ASSMT DIST REF-NE QUAD	82,487	83,770	0	0	0	0
OTHER	493,000	279,681	285,784	1,187,934	1,219,232	1,250,544
	3,636,101	3,471,815	3,153,218	1,187,934	1,219,232	1,250,544
		-5%	-9%	-62%	3%	3%
Transfers						
MARINE WORLD JPA	2,297,339	2,977,418	1,454,098	1,680,000	765,000	790,000
OTHER FUNDS	1,322,333	308,770	216,723	450,700	25,000	25,000
	3,619,672	3,286,188	1,670,821	2,130,700	790,000	815,000
		-9%	-49%	28%	-63%	3%
Subtotal, General Revenues	68,476,550	68,463,914	69,766,540	69,940,021	69,653,384	72,741,614
		0%	2%	0%	0%	4%
Program Revenues						
Development Services						
BUILDING FEES	4,218,364	2,672,397	1,854,869	997,902	997,902	997,902
PLANNING FEES	597,211	671,568	490,958	511,788	511,788	511,788
CODE ENFORCEMENT FEES	341,100	199,933	232,904	350,000	350,000	350,000
	5,156,675	3,543,898	2,578,731	1,859,690	1,859,690	1,859,690
		-31%	-27%	-28%	0%	0%
Finance						
BOND ISSUANCE FEES	33,250	0	5,000	20,000	20,000	20,000
		-100%		300%	0%	0%
Human Resources						
VSFCD	196,323	202,034	227,255	0	0	0
		3%	12%	-100%	0	0
Economic Development						
DOWNTOWN MANAGEMENT DIST	140,522	141,941	141,941	210,000	210,000	210,000
DOWNTOWN IMPROVEMENT DIST	0	22,300	30,665	205,000	205,000	205,000
TOURISM BUSINESS IMP DIST	0	223,188	211,972	35,000	35,000	35,000
MOBILE HOME FEES	0	12,840	11,688	12,000	12,000	12,000
	140,522	400,269	396,266	462,000	462,000	462,000
		185%	-1%	17%	0%	0%

	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
	Actual	Actual	Actual	Projection 12/1/07 Council	Projection 12/1/07 Council	Projection 12/1/07 Council
		% vs PY	% vs PY	% vs PY	% vs PY	% vs PY
Fire						
MARE ISLAND STATION 9 ALLOCATION	2,012,998	2,149,788	2,603,100	2,740,711	2,877,747	3,021,634
EAST VALLEJO FIRE DIST.	348,172	458,169	498,062	500,000	525,000	551,250
GRANTS	0	221,983	26,731	-	-	-
MISC REIMBURSEMENTS	156,499	45,905	263,239	30,000	30,000	30,000
CONFINED SPACE RESCUE	10,000	20,000	10,000	10,000	10,000	10,000
AMBULANCE SAVINGS-SOLINO CO	113,963	71,559	167,673	144,000	144,000	144,000
PLAN REVIEW FEES	53,962	55,506	65,628	35,000	35,000	35,000
INSPECTION FEES	61,866	32,365	50,949	36,400	36,400	36,400
WEED ABATEMENT	67,396	36,654	96,409	143,000	143,000	143,000
OTHER	3,204	570	1,080	500	500	500
	<u>2,828,060</u>	<u>3,092,499</u>	<u>3,782,871</u>	<u>3,639,611</u>	<u>3,801,647</u>	<u>3,971,784</u>
		9%	22%	-4%	4%	4%
Police						
PROP 172 - SALES TAX	443,287	473,633	474,229	483,715	483,715	498,226
MARE ISLAND	556,700	630,504	923,700	1,072,173	1,125,782	1,182,071
SCHOOL DISTRICT	359,991	446,667	421,333	396,000	396,000	396,000
HIGH TECH TASK FORCE	409,922	435,152	353,095	592,644	592,644	592,644
OFFICE OF TRAFFIC SAFETY	67,860	141,057	0	0	0	0
POST REIMBURSEMENTS	86,603	97,935	83,528	80,000	80,000	80,000
OVERTIME REIMBURSEMENT	83,593	154,519	169,018	160,000	160,000	160,000
ANTI-GANG GRANT	0	0	0	125,000	125,000	125,000
VEHICLE FINES - CITY	379,157	524,137	416,213	400,000	400,000	400,000
PARKING FINES	516,017	507,013	566,761	620,000	620,000	620,000
ABANDONED VEHICLES	170,218	103,218	140,532	130,000	130,000	130,000
POLICE IMPOUND FEES	70,846	73,356	84,905	85,000	85,000	85,000
FALSE ALARM FEES	51,802	59,107	61,717	100,000	100,000	100,000
OTHER (including new grants)	85,467	198,359	114,896	439,000	439,000	439,000
GRANT TRANSFERS - CAD DEBT SERVICE	0	0	285,000	280,000	280,000	280,000
BOOKING FEES REBATE	416,784	0	301,675	0	0	0
	<u>3,698,247</u>	<u>3,844,657</u>	<u>4,396,602</u>	<u>4,963,532</u>	<u>5,017,141</u>	<u>5,087,941</u>
		4%	14%	13%	1%	1%
Public Works						
ENGINEERING FEES	1,616,061	1,056,855	822,174	1,450,000	1,450,000	1,450,000
GRADING PERMIT FEES	434,982	225,520	261,855	250,000	250,000	250,000
WASTE MANAGEMENT	143,800	143,800	223,300	249,800	249,800	249,800
OTHER	29,676	136,112	46,984	20,000	20,000	20,000
	<u>2,224,519</u>	<u>1,562,287</u>	<u>1,354,313</u>	<u>1,969,800</u>	<u>1,969,800</u>	<u>1,969,800</u>
		-30%	-13%	45%	0%	0%
Subtotal, Program Revenues	<u>14,277,596</u>	<u>12,645,644</u>	<u>12,741,038</u>	<u>12,914,633</u>	<u>13,130,277</u>	<u>13,371,215</u>
		-11%	1%	1%	2%	2%
Total	<u>82,754,146</u>	<u>81,109,558</u>	<u>82,507,578</u>	<u>82,854,654</u>	<u>82,783,661</u>	<u>86,112,829</u>
		-2%	2%	0%	0%	4%

General Fund FY 07-08 Financial Projections Revenue Notes and Assumptions

As of 12-7-07

1. **Property Taxes** (\$19.6 million, 24% of revenues, 5% growth)

This is the City's largest source of revenue. FY 07-08 revenue projections have been updated to match the County's most recent projection, dated 11-14-07. A copy of this letter follows in this projection packet. FY 07-08 tax revenues are assessed by the County based upon property values as of January 1, 2007.

Because the County distributes tax dollars to Cities based upon the Teeter method, the County projections have historically been very close to the actual dollars eventually received during the year. The exception is in "Supplemental Taxes," which includes a share of County-wide supplemental assessments for property that is sold during the year, and also a share of County-wide reassessments/appeals for which property values decrease during the year. Note that supplemental taxes are allocated by the County based upon County-wide activity, not just activity within the City's boundaries, using County AB8 formulas. The County's \$900,000 projection is consistent with the average City supplemental revenue for the past nine years of \$953,000. However, given the current housing market, we expect downward pressure on the FY 07-08 supplemental revenues, and suggest that the County estimate of \$900 thousand may be aggressive. For this projection, we have still relied upon the County estimate. We will have updated information on Supplemental Tax revenues three times before the end of the year, when we receive actual tax distributions from the County in mid December, mid April, and the end of June, 2008.

FY 08-09 and 09-10 property tax projections become more challenging. Finance staff met with the County Assessor on November 15, 2007 to obtain more information on the impact of declining property values on the City's tax revenue. The County Assessor indicates that 13,000 parcels in the County (more than 10%) are under review for Assessor-initiated reassessments for FY 08-09. Through FY 07-08, generally only taxpayer initiated reassessments are being processed by the County. Assessor staff suggested that newer homes in selected subdivisions that may have been purchased in the \$600,000 range in the past several years may be revalued in the \$500,000 range. We can expect significant downward valuations for FY 08-09. This will be partially offset by the allowable Proposition 13 two percent annual growth on older properties still assessed below current values. For this revenue projection, we have assumed a net 0% growth for FY 08-09, and a return to a 5% growth in FY 09-10 in anticipation of a slow restart of housing sales activity.

One further note on the new property tax pass-through from the Redevelopment Agency. During FY 06-07, the Agency calculated and implemented several years of SB 1290 pass-through obligations that have recently become effective under redevelopment law. This is why there is a one-time jump in this revenue line item.

2. **Sales Taxes** (\$12.6 million, 15% of revenues, 5% decrease)

The sales tax rate within the City is 7.375 %, of which City receives approximately one percentage point of this rate. The source of the projections is the City's sales tax consultant, HDL. The current FY 07-08 projection has dropped by \$1.2 million from the original budget for two reasons. First, the actual FY 06-07 tax base was lower than anticipated. Second, the Wal-mart move from Vallejo to

Revenue Notes and Assumptions, Continued

American Canyon had been assumed to be delayed in the court system until FY 08-09. Because legal issues were resolved, the Vallejo Wal-mart store was closed in fall, 2007.

Note that actual sales tax revenue information is not available from the State Board of Equalization (SBOE) until one month after the end of the quarterly measurement period. At the time of this projection, we have no FY07-08 actual results from which to base our projections. This is why the projections are based upon HDL data. The following is the SBOE schedule for release of data:

<u>Sales Period</u>	<u>Data Available</u>
July to September 2007	Late December 2007
October to December 2007	Late March 2008
January to March 2008	Late June 2008
March to June 2008	Late September 2008

For this reason, actual FY 07-08 sale tax revenues, and therefore final FY 07-08 total general fund revenues, will not be known until September 2008.

3. **Motor Vehicle License Fees (MVLFF)** (\$10.5 million, 13% of revenues, 10% growth)
 - a. SB 1096 swap: Most of revenue now flows through County per state formula
 - b. County portion now grows with Assessed Valuation
 - c. The FY 07-08 projection has been updated for the County projections received 11-14-07.

4. **Transient Occupancy Tax (TOT)** (\$1.6 million, 2% of revenues, 1% decrease)
 - a. Tax Rate: 11%, per Municipal Code Section 3.19
 - b. This tax is charged by hotel, motel, and bed/breakfast owners
 - c. The revenue projection is unchanged from the original budget but has a slight risk. Year-to-date trend from July to October is 2% lower from the prior year.

5. **Real Property Excise Tax** (\$0.5 million, 1% of revenues, 25% decrease)
 - a. This is a development fee assessed at \$3,650 per residential housing unit
 - b. Revenue source is highly volatile from year to year, depending upon housing activity
 - c. The revenue projection has been reduced from \$1.0 to \$0.5 million based upon the housing construction slow down, and in particular, the delay of several anticipated housing projects. The projection for the balance of the year is still a risk.

6. **Franchise Tax** (\$4.2 million, 5% of revenues, 39% growth)
 - a. Garbage: Growth reflects annualized rate increase from October 1, 2006 franchise agreement, which incorporates recycling franchise previously reported in Solid Waste Fund. Growth also assumes franchise fee rate increase to 11% for the rate year beginning October 1, 2007
 - b. Cable TV, Gas, Electric Source: Muni Services)

Revenue Notes and Assumptions, Continued

7. **Utility User Tax (UUT)** (\$13.2 million, 16% revenues, 6% growth)
 - a. Tax Rate: 7.5%
 - b. Source: Muni Services
 - c. We are still concerned about risk associated with the language in the current ordinance.

8. **Property Transfer Tax** (\$2.2 million, 3% revenues, 42% decrease)

This revenue is earned when properties within the City are sold. Real Estate sales activity has slowed dramatically during the past year. This projection has been dropped by \$1.4 million from the original budget. The new projection is based upon the average monthly income from the past six months of \$182,000, augmented by the one-time Six Flags sale transfer tax revenue of \$170,000, and offset by the required allocation to the Mare Island 2002 CFD.

9. **Business License Tax** (\$1.4 million, 2% revenues, 2% decrease)
 - a. Tax Rate: Gross receipts, three schedules based on net profit
 - b. Assumes increased compliance and audit effort.

10. **Use of money** (\$0.7 million, 1% of revenues)
 - a. Rental income increased to reflect new corporation shop rental rates to Water Enterprise Fund
 - b. Investment income projection has been reduced in the current projection given the projected decline in General Fund balance

11. **Miscellaneous** (\$1.2 million, 1% of revenues)
 - a. The prior year \$2.9 million Return On Rate Base charge to Water Enterprise Fund has been phased out in response to 06-07 Bighorn Court decision (Proposition 218)
 - b. This loss in revenue has been offset with other charges, including water rights (\$1.0 million), a corporation shop rental charge, and an updated citywide cost plan.
 - c. Other miscellaneous revenues include pet licenses and other fees.

12. **Transfers In** (\$2.1 million, 3% of revenues, 28% increase)
 - a. Proceeds from the Marine World (now know as Six Flags/Discovery Kingdom) revenue sharing agreement are received through the Redevelopment Agency and transferred to the General Fund to support general municipal services. The projection has been updated to reflect the sale of the Park during July 2007. This significant revenue source will now be eliminated in FY 08-09 and FY 09-10 and be partially offset with a new park operations fee per the terms of the sales agreement.
 - b. FY 07-08 Other Fund transfers include a \$430,000 one-time transfer of recycling balances resulting from the October 1, 2006 consolidation of recycling and garbage billing activities in the Garbage franchise agreement.

Revenue Notes and Assumptions, Continued

13. **Departmental Program Revenues** (\$12.9 million, 16% of revenues, 1% increase)
- a. **Development Services** (\$1.9 million, 28% decrease)
- 1) This projection has been significantly reduced by \$816,000 from the delay in several expected development projects
 - 2) Decreases have been partially offset by proposed new fee structure (\$372,000)
 - 3) Code fees are projected to increase with focused enforcement efforts
- b. **Human Resources** (\$0)
- The Vallejo Sanitation and Flood Control District has discontinued its contract for services with the City in FY 07-08, reducing this departmental revenue to \$0.
- c. **Economic Development** (\$462,000, 17% increase)
- 1) The Department receives and disburses pass-through fees for the Downtown Management and Improvement Districts and the Tourism Improvement District.
- d. **Fire** (\$3.6 million, 4% decrease)
- 1) The department provides \$2.7 million in services to the 2002 Mare Island CFD
 - 2) Other revenue sources include the East Vallejo Fire District (\$500,000), development review and inspection fees, and weed abatement.
 - 3) FY 07-08 projections have been updated to restore the paramedic program revenue, continued weed abatement efforts, and for updated Fire District estimates for property tax growth.
- e. **Police** (\$5.0 million, 13% increase)
- 1) The department provides \$1.0 million in services to the 2002 Mare Island CFD
 - 2) School District and Technology Task Force reimbursements have increased with FY 07-08 salary and benefit assumptions
 - 3) Parking/vehicle fines projections continue at increased FY 06-07 levels reflecting continued focus in these programs
 - 4) Booking Fees Reimbursement – State has proposed direct reimbursement to the Counties, which would then no longer flow through cities. Booking fee revenues and corresponding expenditures have both been removed from the budget.
 - 5) Office of Traffic Safety grants have been transferred to a dedicated fund for improved grant tracking and accountability
 - 6) FY 07-08 projections have been updated based upon a departmental review of all line items, for a combined increase of \$318,000 from the original budget. This reflects new grant estimates and implementation of new False Alarm fees.
- f. **Public Works** (\$2.0 million, 45% increase)
- 1) Engineering fees - \$1.4 million, 7% growth (based upon department estimates)
 - 2) Waste Management Reimbursements (\$250,000) have been consolidated/reclassified from the Development Services Department and from the Solid Waste Fund.

OFFICE OF THE AUDITOR-CONTROLLER

SIMONA PADILLA-SCHOLTENS
COUNTY AUDITOR-CONTROLLER

675 TEXAS STREET, SUITE 2800
FAIRFIELD, CALIFORNIA 94533-6338
PHONE (707) 784-6280
FAX (707) 784-3553



PHYLLIS TAYNTON
ASSISTANT AUDITOR-CONTROLLER

November 14, 2007

City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590

ATTENTION: Robert Stout, Finance Director

Dear Mr. Stout:

The following is our estimate of your Agency's 2007/08 Property Tax Revenues and Related Expenditures:

PROPERTY TAX REVENUES:

Local Secured Taxes	\$ 17,971,591	
Unitary Taxes	<u>357,565</u>	
TOTAL Secured Taxes		\$ 18,329,156
Unsecured Taxes		600,697
Supplemental Taxes		906,188
Homeowner		<u>192,101</u>
TOTAL Property Tax Revenues		<u><u>\$ 20,028,142</u></u>

*Marine Island
2002 CFD
<450,000> = 17,521,591*

PROPERTY TAX REVENUE ADJUSTMENT:

VLF Adjustment	<u>\$ 9,850,561</u>
SALES & USE TAX Adjustment (See Note)	<u>\$ 3,237,630</u>

EXPENDITURES:

Property Tax Admin Fees	<u>\$ 285,250</u>
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Note: Amount was provided by Department of Finance in conformity with the provision of SB 1096

We calculated **these estimates** using the 2007/08 adjusted AB8 factors applied to the 2007/08 assessed values on both secured and unsecured. Also enclosed is a spreadsheet which shows the calculation of the estimated incremental tax revenues of the respective RDA in your city. The property tax admin fee was calculated using last year's figure multiplied by an 8% growth factor. The actual property tax admin fee will not be available until March 2008.

If you have any questions, please call Gilda Sanga, at 784-6538.

Very truly yours,

Simona P. Scholtens
Simona Padilla-Scholtens, CPA
Auditor-Controller

SPS/gs

CITY OF VALLEJO
Principal Property Tax Payers
Current Year and Nine Years Ago

Taxpayer	2006		1997	
	Taxable Assessed Value	Percent of Total City Taxable Assessed Value	Taxable Assessed Value	Percent of Total City Taxable Assessed Value
Kaiser Foundation Hospitals	\$ 225,652,908	2.73%	\$ -	-
Centro Watt Property Owner II	66,986,256	0.81%	-	-
Park Management Corporation	58,843,888	0.71%	-	-
Sutter Solano Medical Center	39,483,120	0.48%	-	-
Sundance Vallejo	29,781,603	0.36%	-	-
Pan Pacific Retail Properties, Inc.	26,483,884	0.32%	-	-
George Ogino LLC	22,700,000	0.27%	-	-
Misawa Homes USA Inc.	19,308,551	0.23%	-	-
Meyer Cookware Industries, Inc.	17,371,871	0.21%	15,426,077	0.38%
Solano Vista II Housing Investment LP	16,922,252	0.20%	-	-
Sky Vallejo San Francisco LLP	-	-	60,246,779	1.47%
Northwestern Mutual Life Insurance	-	-	23,144,869	0.56%
Arism/Lacaze Vallejo Plaza Assoc.	-	-	22,991,062	0.56%
Security Capital Pacific Trust	-	-	17,700,000	0.43%
General Mills, Inc.	-	-	16,301,967	0.40%
Vallejo Highlands Associates	-	-	12,616,000	0.31%
Vallejo Somerset Limited Partners	-	-	12,616,000	0.31%
Western Investment Real Estate Trust	-	-	11,732,400	0.29%
Wal-Mart Stores, Inc.	-	-	11,715,859	0.29%
Top Ten Totals	\$ 523,534,333	6.33%	\$ 204,491,013	4.99%

The amounts shown above include assessed value data for both the City and the Redevelopment Agency.

Source: County Assessor's Office

Source: City CAFR 6/30/06

Q2



City of Vallejo Sales Tax Update

Third Quarter Receipts for Second Quarter Sales (Apr-Jun 2007)

Vallejo In Brief

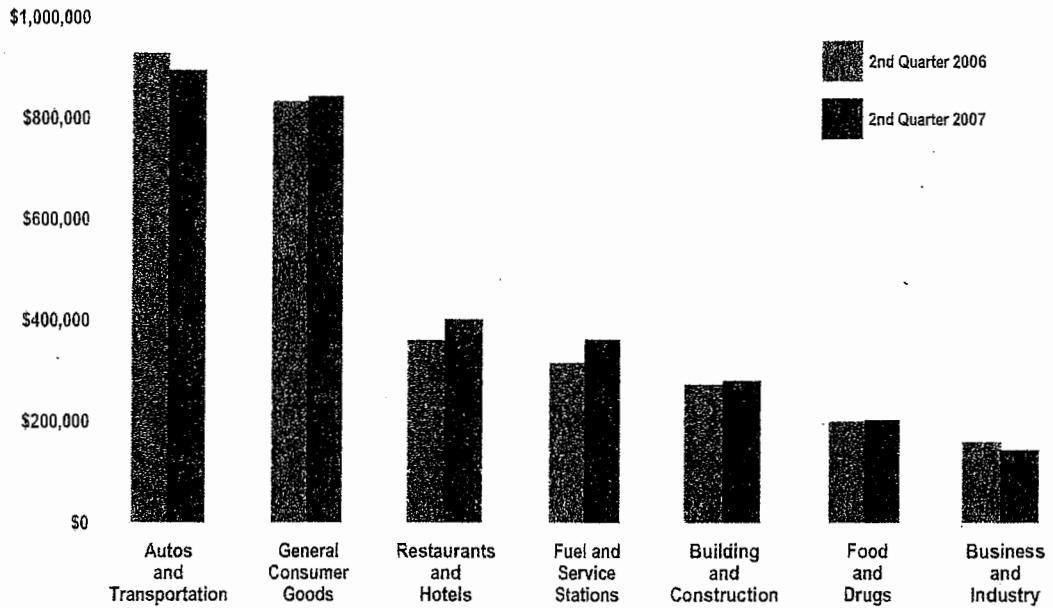
Second quarter receipts were 1.3% higher than one year ago.

Clubs/amusement places, lumber/building materials, restaurants with no alcohol, restaurants with liquor and contractor groups showed solid gains. The electronics/appliance store category benefited from a new business opening. Service station proceeds appeared to be up but back quarter payment adjustments boosted totals; actual sales retreated moderately despite fuel price hikes.

New motor vehicle dealer results fell, but not as sharply as in most parts of the state. Receipts from used auto dealers tumbled. One-time reporting aberrations exaggerated the home furnishings and grocery store with liquor decreases. Discount department store proceeds slipped.

Over the same period all of Solano County was up 0.8% once temporary accounting events were excluded.

SALES TAX BY MAJOR BUSINESS GROUP



TOP 25 PRODUCERS

In Alphabetical Order

76 Station	Rose Import Motors
Avery Greene Motors	Ross
Barber Chrysler Dodge Jeep	Safeway
Best Buy	Safeway Gas
Cornelius Ford	Shell/Texaco
Costco	Sonoma Auto Center
Home Depot	Target
JCs RVs	Team Chevrolet Cadillac
Kohls	Team GMC Buick Pontiac Mazda Hyundai
Marine World Africa	Toyota of Vallejo
Mervyns	Vallejo Nissan
Nesco Fabricators	Wal Mart
Nino Quality Motors	

REVENUE COMPARISON

Four Quarters - Fiscal Year To Date

	2005-06	2006-07
Point-of-Sale	\$12,222,003	\$12,187,325
County Pool	1,849,807	1,465,091
State Pool	19,810	15,242
Gross Receipts	\$14,091,620	\$13,667,658

Less State Admin Charge <104,794>
 Less Marin Island 2002 CFD Allocation <209,358>
 FY06-07 Actual Sales Tax 13,353,506



SALES TAX, HOUSING AND THE GLOOMY ECONOMY

The combination of declining home sales and prices, foreclosures and tightening credit have created new challenges for local officials in forecasting the impact on sales tax revenues.

Generally, the side effects are expected to be less than the real estate downturn of the 1990s which was accompanied by a national recession, high unemployment and escalating inflation.

Despite layoffs in real estate and home construction, unemployment in California remains relatively low. The weak U.S. dollar has resulted in growing export activity and tourism, and business investment in new technology continues. The impact on sales tax should be more regional and industry specific than in previous down cycles.

Regional

Areas that have enjoyed the highest growth rates in recent years are most likely to exhibit the smallest gains and possibly some revenue declines.

At the peak of the housing boom in 2005, over 10% of the country's disposable income came from home equity loans. The reversal in home values should reduce spending in the Sacramento and Central Valleys, Inland Empire, and some portions of San Diego and the Central Coast.

The San Francisco Bay area and Silicon Valley are benefiting from a strong rebound in the technology sectors and rising tourism, and are expected to out-perform the rest of the state. The experience of other communities will be largely determined by the makeup of their specific tax bases.

Sales Tax by Characteristic

Communities that derive a high percentage of their sales tax revenues from building materials or home improvement merchandise could be impacted more than others as demand and prices drop through 2008. Although auto sales are more brand and dealer specific, this group as a whole,

is expected to continue a downward pattern through spring.

Statewide, sales of general consumer goods including apparel and soft goods are expected to grow 4%, although big ticket items such as furniture and appliances may exhibit regional declines. Department stores and discounters in lower income areas may also be flat or slightly down.

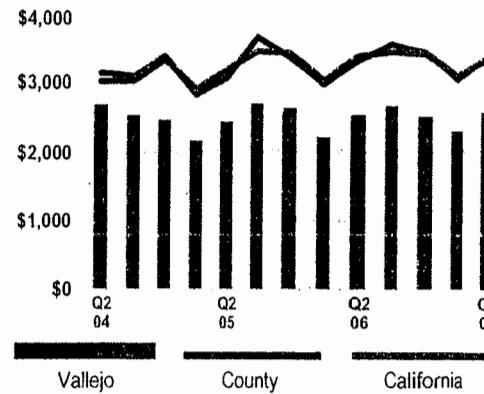
Tax generation from restaurants, service stations, and grocers should continue to show moderate growth. Barring an international crisis, business investment in equipment and technology is expected to remain solid, although potential water and labor shortages may reduce agricultural spending.

The Bottom Line

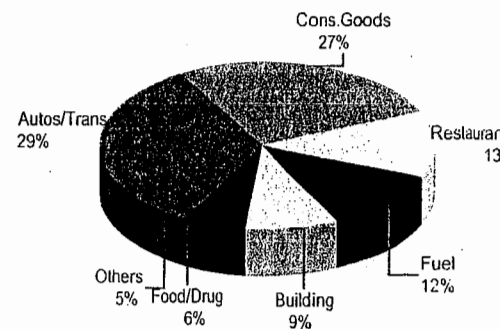
The more media coverage of the housing correction, the more conservative consumers and businesses become in their spending plans. How this plays out will probably not be known until the March 2008 sales tax receipts.

At this point in time however, economists predict slow or modest sales growth but not significant decreases.

SALES PER CAPITA



**REVENUE BY BUSINESS GROUP
Vallejo This Quarter**

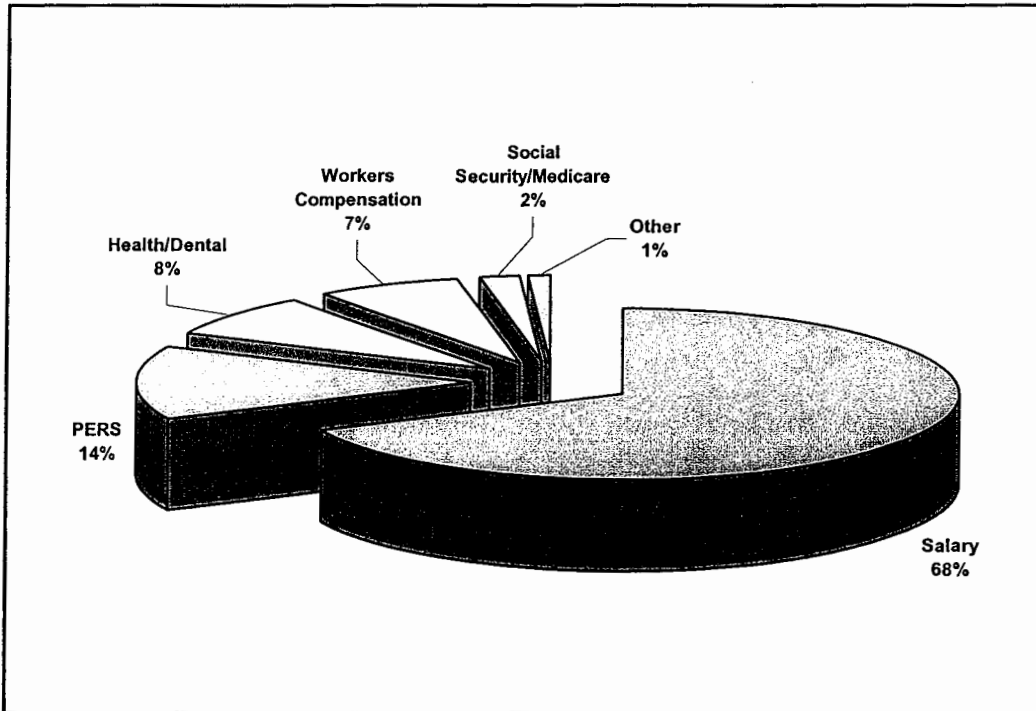


VALLEJO TOP 15 BUSINESS TYPES

Business Type	Vallejo		County	HdL State
	Q2 '07*	Change	Change	Change
New Motor Vehicle Dealers	\$572.8	-1.8%	-5.3%	-7.3%
Discount Dept Stores	412.3	-3.6%	-2.2%	1.0%
Service Stations	360.9	15.5%	9.7%	4.2%
Lumber/Building Materials	186.7	7.4%	-2.8%	-7.0%
Restaurants No Alcohol	178.1	7.5%	9.9%	5.8%
Used Automotive Dealers	128.1	-30.9%	-28.7%	-4.3%
Family Apparel	101.9	-0.4%	8.7%	2.9%
Clubs/Amusement Places	101.6	27.2%	26.4%	-7.6%
Grocery Stores Liquor	75.7	-3.8%	-4.4%	-5.4%
Electronics/Appliance Stores	70.3	177.4%	15.9%	1.3%
Contractors	63.3	40.2%	26.0%	0.6%
Home Furnishings	61.9	-9.6%	-1.0%	-3.3%
Restaurants Beer And Wine	61.4	0.8%	16.6%	2.1%
Restaurants Liquor	57.4	9.6%	1.0%	13.4%
Boats/Motorcycles	50.6	-7.7%	-10.5%	-7.4%
Total All Accounts	\$3,124.2	1.9%	2.1%	0.3%
County & State Pool Allocation	407.9	-3.1%		
Gross Receipts	\$3,532.0	1.3%		

*In thousands

**Salaries and Benefits
FY 08/09
All Funds
(% of Total)**



	<u>Projected FY 08-09</u>	<u>% to Total</u>
Salary	\$ 68,253,969	68%
PERS	13,886,918	14%
Health/Dental	8,342,338	8%
Workers Compensation	6,780,632	7%
Social Security/Medicare	2,382,703	2%
Other	572,115	1%
Subtotal	<u>31,964,706</u>	<u>32%</u>
Total	<u>\$ 100,218,675</u>	<u>100%</u>

Salary and Benefit Assumptions

FY 07-08 FY 08-09 FY 09-10

<u>Salaries (% increase from prior year)</u>		
Police (VPOA) and Fire (IAFF):		
Deferrals from prior years	4.5%	
Current increase for known survey cities (3.83% compounded)	4.0%	
Paid increase (effective 7-1-07)	8.5%	
Estimate for survey cities not yet settled in FY 07-08 (payable retroactive to 7-1-07)	1.5%	
	10.0%	5.5%
IBEW	3.0%	3.0%
Other (Camp, Executives, Council)	0.0%	3.0%
Notes Safety growth based upon recent COLA trends; IBEW/Other growth per MOU range		
<u>PERS (% of payroll)</u>		
Misc	17.028% (a)	16.700% (b)
Safety	28.385% (a)	28.069% (b)
Notes		Memo: 27.3% (b)
(a) Source: PERS actuarial valuation Oct 2006		
(b) Source: PERS actuarial valuation Oct 2007		
(c) FY 09-10 Safety rates: held at FY 08-09 rates due to risk since FY 05-06 and FY 06-07 Colas were greater than PERS 4.5% growth assumptions		

<u>Health/Dental (% increase from prior year)</u>		
Notes Projections based upon PERS health rates received for calendar year 2008		
	10%	7%
<u>Worker's Compensation (% of payroll)</u>		
Police		16.7%
Fire	12.5%	9.7%
Public Works	11.0%	3.0%
Admin/Other	7.5%	5.2%
	2.5%	
Notes FY 08-09 and FY 09-10 rates updated for 5-year loss history by department through FY 06-07		

<u>Other Benefits (% increase from prior year)</u>		
Vision, Life, ADD, LTD, EAP, Survivor		
Notes No updates projected at this time		
	0%	0%

**CITY OF VALLEJO
PROJECTED SALARY AND BENEFIT RATES
SELECTED EMPLOYEE CLASSIFICATIONS
(Base Salary, Excluding Overtime)**

Bargaining Group	Classification	FY 07-08		FY 08-09		FY 09-10				
		FY 07-08	% of Total	FY 08-09	% of Total	FY 09-10	% of Total	% of Total	% incr. PY	
VPOA	Police Officer (Average Cost)									
	Salary (a)	\$ 112,154.66	65%	\$ 118,333.16	63%	\$ 124,833.35	63%	\$ 124,833.35	63%	5.5%
	PERS	31,795.93	18%	33,176.20	18%	35,000.74	18%	35,000.74	18%	5.5%
	Health/Dental	13,465.00	8%	14,407.61	8%	15,416.08	8%	15,416.08	8%	7%
	Worker's Comp	14,019.33	8%	19,761.54	11%	20,847.17	11%	20,847.17	11%	5%
Social Security/Medicare	Other (b)	1,431.17	1%	1,510.02	1%	1,592.97	1%	1,592.97	1%	5%
		532.00	0%	532.00	0%	532.00	0%	532.00	0%	0%
		<u>173,398.08</u>	<u>100%</u>	<u>187,720.53</u>	<u>100%</u>	<u>198,222.31</u>	<u>100%</u>	<u>198,222.31</u>	<u>100%</u>	<u>6%</u>
IAFF	Firefighter (Average Cost)									
	Salary (a)	\$ 120,743.14	66%	\$ 127,373.48	66%	\$ 134,350.37	66%	\$ 134,350.37	66%	5.5%
	PERS	34,272.94	19%	35,752.46	19%	37,710.80	19%	37,710.80	19%	5.5%
	Health/Dental	13,465.00	7%	14,407.55	7%	15,416.08	8%	15,416.08	8%	7%
	Worker's Comp	13,281.75	7%	12,355.23	6%	13,031.99	6%	13,031.99	6%	5%
Social Security/Medicare	Other (b)	1,750.78	1%	1,846.92	1%	1,948.08	1%	1,948.08	1%	5%
		677.00	0%	677.00	0%	677.00	0%	677.00	0%	0%
		<u>184,190.61</u>	<u>100%</u>	<u>192,412.64</u>	<u>100%</u>	<u>203,134.32</u>	<u>100%</u>	<u>203,134.32</u>	<u>100%</u>	<u>6%</u>
CAMP	Admin Analyst II (Top Step)									
	Salary (a)	\$ 91,808.20	70%	\$ 94,562.45	68%	\$ 97,399.32	68%	\$ 97,399.32	68%	3%
	PERS	15,633.10	12%	16,284.60	12%	16,265.69	11%	16,265.69	11%	0%
	Health/Dental	13,465.00	10%	14,407.55	10%	15,416.08	11%	15,416.08	11%	7%
	Social Security/Medicare	7,023.32	5%	7,211.55	5%	7,252.69	5%	7,252.69	5%	1%
Worker's Comp	Other (b)	2,295.21	2%	4,917.25	4%	5,064.76	4%	5,064.76	4%	3%
		1,186.00	1%	1,186.00	1%	1,186.00	1%	1,186.00	1%	0%
		<u>131,410.83</u>	<u>100%</u>	<u>138,569.40</u>	<u>100%</u>	<u>142,584.54</u>	<u>100%</u>	<u>142,584.54</u>	<u>100%</u>	<u>3%</u>
IBEW	Maintenance Worker II-A (Top Step)									
	Salary (a)	\$ 60,757.39	64%	\$ 62,580.11	65%	\$ 64,457.52	65%	\$ 64,457.52	65%	3%
	PERS	10,345.77	11%	10,776.92	11%	10,764.41	11%	10,764.41	11%	0%
	Health/Dental	13,465.00	14%	14,407.55	15%	15,416.08	16%	15,416.08	16%	7%
	Social Security/Medicare	4,647.95	5%	4,787.38	5%	4,931.00	5%	4,931.00	5%	3%
Worker's Comp	Other (b)	4,556.80	5%	1,877.41	2%	1,933.72	2%	1,933.72	2%	3%
		1,186.00	1%	1,186.00	1%	1,186.00	1%	1,186.00	1%	0%
		<u>94,958.91</u>	<u>100%</u>	<u>95,615.37</u>	<u>100%</u>	<u>98,688.73</u>	<u>100%</u>	<u>98,688.73</u>	<u>100%</u>	<u>3%</u>

(a) "Salary" includes base salary and other compensation depending upon bargaining group, such as education incentives, holiday buy-back, uniform allowance, longevity, preceptor, EMT, paramedic, hazmat, bilingual, and other special pays

(b) "Other" benefits include Vision, Life, ADD, LTD, EAP, Survivor

HUMAN RESOURCES DEPARTMENT

CITY OF VALLEJO

SALARY INCREASES JULY 1990 - PRESENT

EFF. DATE	CAMP	EXEMPT	IAFF	IBEW	VPOA
7/1/90	9.53%	9.53%	8.21%	9.29%	8%
7/1/91	5%	4%	6.24%	8%	8%
7/1/92	0%	0%	0%	0%	6.25%
7/1/93	0%	0%	0%	5%	0%
7/1/94	5%	5%	5%	5%	0%
6/30/95	5%	5%	n/a	n/a	n/a
7/1/95	1.5%	2%	4.80%	2.25%	2%
1/1/96	n/a	n/a	n/a	n/a	1%
6/30/96	1%	n/a	n/a	n/a	n/a
7/1/96	0%	0%	0%	0%	0%
7/1/97	2%	2%	2%	2%	3%
7/1/98	2%	2%	3%	3%	2%
1/1/99	0% (given accrued leave in lieu of 2%)	0% (given accrued leave in lieu of 2%)	n/a	n/a	2%
6/30/99	2%	2%	n/a	n/a	n/a
7/1/99	0%	0%	3%	0% (given accrued leave in lieu of 2%)	3%
6/30/99	n/a	n/a	n/a	2%	n/a
7/1/00	2%	2%	6.5%	3.6%	6.5%
1/1/01	2%	2%	n/a	n/a	n/a

EFF. DATE	CAMP	EXEMPT	IAFF	IBEW	VPOA
6/30/01	1.5%	1.5%	n/a	n/a	n/a
7/01/01	5%	5%	8.46%	5%	8.46%
7/1/02	0% 4% - Safety positions	0% 4% - Safety positions	6.38%	0%	6.38%
10/1/02	4% 0% - Safety positions	4% 0% - Safety positions	n/a	2.1%	n/a
7/1/03	2.1% 3% - Safety positions	2.1% 3% - Safety positions	4.09%	1.6%	4.09%
7/1/04	-5% (Furlough reduction – received 13 days of furlough leave)	-10% (Furlough reduction – received 26 days of furlough leave)	0%	-5% (Furlough reduction – received 13 days furlough leave)	0%
7/1/05	3%	3%	5.92%	4%	5.92%
7/1/06	3%	0% Dept Heads 3% Non Dept Heads	5.731%	4%	5.731%
1/1/07	n/a	3% Dept Heads 0% Non Dept Heads	n/a	n/a	n/a
7/1/07	0% 8.5% - Safety positions	0%	8.5%	3.1%	8.5%

**HUMAN RESOURCES DEPARTMENT
CITY OF VALLEJO**

IAFF Survey Result for July 1, 2007 Salary Increase

		2006				2007					
Survey City	Effective Date	Base	PERS %	PERS \$	7/1/2006 Base + PERS	Survey City	Effective Date	Base	PERS %	PERS \$	7/1/2007 Base + PERS
City of Alameda	6/26/2006	7,311			7,311	City of Alameda	6/26/2006	7,681			7,681
Alameda County	1/1/2006	7,052			7,052	Alameda County	1/1/2007	7,292			7,292
Berkeley	7/1/2006	7,402			7,402	Berkeley	7/1/2007	7,893			7,893
C.C.C.F.D	4/1/2005	6,936	0.0399	277	7,213	C.C.C.F.D	1/1/2007	7,219	0.0399	288	7,507
Daly City	8/1/2005	6,869			6,869	Daly City	8/1/2006	7,110			7,110
Fremont	6/25/2006	7,745			7,745	Fremont	7/1/2007	8,210			8,210
Hayward	1/1/2006	6,642			6,642	Hayward	7/1/2007	7,708			7,708
Mt. View	6/18/2006	7,332			7,332	Mt. View	6/18/2006	7,332			7,332
Palo Alto	6/24/2006	6,345	9%	571	6,916	Palo Alto	7/1/2007	6,535	9%	588	7,124
Pleasanton	8/12/2005	6,176	9.00%	556	6,732	Pleasanton	1/9/2007	6,423	9.00%	578	7,001
Richmond	7/1/2006	7,096		-	7,096	Richmond	1/1/2007	7,675			7,675
San Mateo	4/1/2006	6,889			6,889	San Mateo	4/8/2007	7,486			7,486
San Ramon	7/1/2006	6,430	7.48%	481	6,911	San Ramon	7/1/2006	6,430	7.48%	481	6,911
Santa Clara	1/1/2006	8,783			8,783	Santa Clara	12/17/2006	9,081			9,081
Average					100,892	Average					106,011
Difference					7,207	Difference					7,572
% Change						% Change					366
Total Increase						Total Increase		Survey			5.07%
								From 7/1/04			4.50%
								Total			9.57%
								already paid			8.50%
								OWED			1.07%
								Vincent Sarullo			
								V/P IAFF			
								Signature			Date
								Signature			Date

Please note: The Cities in gray are still in negotiations as of 10/24/07. If the outstanding cities are retroactive to July 1, 2007 then the number shall be recalculated to reflect the change. If the outstanding cities are not made retroactive to July 1, 2007, then the number shall remain as is.



Actuarial Office
 P.O. Box 942709
 Sacramento, CA 94229-2709
 Telecommunications Device for the Deaf - (916) 795-3240
 (888) CalPERS (225-7377) FAX (916) 795-2744

CITY OF VALLEJO

OCT 22 2007

DEPARTMENT OF HUMAN RESOURCES

October 2007

**SAFETY PLAN OF THE CITY OF VALLEJO (EMPLOYER # 527)
 Annual Valuation Report as of June 30, 2006**

*SAFETY
 PERS
 RATES*

Dear Employer,

Enclosed please find a copy of the June 30, 2006 actuarial valuation report of your pension plan. This report contains important actuarial information about your pension plan at CalPERS. Your CalPERS staff actuary is available to discuss the report with you.

Changes Since the Prior Year's Valuation

There may be changes specific to your plan such as contract amendments and funding changes. There are no other material changes since the prior valuation.

Future Contribution Rates

The exhibit below displays the required employer contribution rate and Superfunded status for 2008/2009 along with an estimate of the contribution rate and the probable Superfunded status for 2009/2010. The estimated rate for 2009/2010 is based solely on a projection of the investment return for fiscal 2006/2007, namely 18.5%. Please disregard any projections that we may have provided to you in the past.

Fiscal Year	Employer Contribution Rate	Superfunded?
2008/2009	28.069%	NO
2009/2010	27.3% (projected)	NO

Member contributions (whether paid by the employer or the employee) are in addition to the above rates.

The estimate for 2009/2010 also assumes that there are no future amendments and no liability gains or losses (such as from larger than expected pay increases, more retirements than expected, etc.). **This is a very important assumption because these gains and losses do occur and can have a significant effect on your contribution rate.** Even for the largest plans, such gains and losses often cause a change in the employer's contribution rate by one or two percent, even larger in some less common instances. These gains and losses cannot be predicted in advance so the projected employer contribution rate for 2009/2010 is just an estimate. Your actual rate for 2009/2010 will be provided in next year's report.

We are very busy preparing actuarial valuations for other public agencies and expect to complete all such valuations by the end of October. We understand that you might have a number of questions about these results. While we are very interested in discussing these results with your agency, in the interest of allowing us to give every public agency their result, we ask that, if at all possible, you wait until after October 31 to contact us with questions. If you have questions, please call (888) CalPERS (225-7377).

Sincerely,

Ronald L. Seeling, Ph.D., FCA, ASA, MAAA
 Enrolled Actuary
 Chief Actuary, CalPERS



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 P.O. Box 942709
 Sacramento, CA 94229-2709
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CITY OF VALLEJO

DEC 22 2007

DEPARTMENT OF HUMAN RESOURCES

MISC
 PERS
 Rates

October 2007

**MISCELLANEOUS PLAN OF THE CITY OF VALLEJO (EMPLOYER # 527)
 Annual Valuation Report as of June 30, 2006**

Dear Employer,

Enclosed please find a copy of the June 30, 2006 actuarial valuation report of your pension plan. This report contains important actuarial information about your pension plan at CalPERS. Your CalPERS staff actuary is available to discuss the report with you.

Changes Since the Prior Year's Valuation

There may be changes specific to your plan such as contract amendments and funding changes. There are no other material changes since the prior valuation.

Future Contribution Rates

The exhibit below displays the required employer contribution rate and Superfunded status for 2008/2009 along with an estimate of the contribution rate and the probable Superfunded status for 2009/2010. The estimated rate for 2009/2010 is based solely on a projection of the investment return for fiscal 2006/2007, namely 18.5%. Please disregard any projections that we may have provided to you in the past.

Fiscal Year	Employer Contribution Rate	Superfunded?
2008/2009	17.221%	NO
2009/2010	16.7% (projected)	NO

Member contributions (whether paid by the employer or the employee) are in addition to the above rates.

The estimate for 2009/2010 also assumes that there are no future amendments and no liability gains or losses (such as from larger than expected pay increases, more retirements than expected, etc.). **This is a very important assumption because these gains and losses do occur and can have a significant effect on your contribution rate.** Even for the largest plans, such gains and losses often cause a change in the employer's contribution rate by one or two percent, even larger in some less common instances. These gains and losses cannot be predicted in advance so the projected employer contribution rate for 2009/2010 is just an estimate. Your actual rate for 2009/2010 will be provided in next year's report.

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Sincerely,

Ronald L. Seeling, Ph.D., FCA, ASA, MAAA
 Enrolled Actuary
 Chief Actuary, CalPERS

07-08 Rates

5 Years of Claim History by Department

Proposed FY 08-09 Rates and Target Allocations

	07-08 Rates		5 Years of Claim History by Department				Proposed FY 08-09 Rates and Target Allocations						
	Rate	Comp (a)	Comp (a) % of Total	FY 02-03 to FY 06-07 General Liability (b) \$	% of Total	Comp (a) % of Total	Salary Estimates at 11/30/07 \$	Proposed 08-09 Risk Fund Budget Requirements Allocated by 5-year Loss Ratios \$	% of Total	Proposed Departmental Rates and Charges \$	% of Payroll	Change from FY 07-08	
Police	12.5%	9,695,654.0	56.92%	2,980,812	79.93%	12,676,466	61.05%	25,600,000	4,273,740	61.05%	4,270,000	16.7%	4.2%
Fire	11.0%	5,430,279.0	31.88%	-	0.00%	5,430,279	26.15%	18,900,000	1,830,763	26.15%	1,830,000	9.7%	-1.3%
Public Works	7.5%	799,925.0	4.70%	440,251	11.81%	1,240,176	5.97%	14,200,000	418,113	5.97%	420,000	3.0%	-4.5%
Administration													
Com Dev - ED/RDA/Housing		137,751.0	0.81%	7,500	0.20%	145,251	0.70%	2,200,000	48,970	0.70%			
Development Services		812,769.0	4.77%	-	0.00%	812,769	3.91%	2,000,000	274,017	3.91%			
Finance		118,277.0	0.69%	510	0.01%	118,787	0.57%	2,800,000	40,048	0.57%			
Human Resources		997.0	0.01%	75,000	2.01%	75,997	0.37%	600,000	25,622	0.37%			
Legislative/Executive		38,182.0	0.22%	225,000	6.03%	263,182	1.27%	1,700,000	88,729	1.27%			
	2.5%	1,107,976.0	6.50%	308,010	8.26%	1,415,986	6.82%	9,300,000	477,385	6.82%	480,000	5.2%	2.7%
Total	9%	17,033,834	100%	3,729,073	100%	20,762,907	100%	68,000,000	7,000,000	100%	7,000,000	10%	1.3%
			(0)										

(a) Workers Compensation data includes open and closed claims

(b) Liability data available as of 12-2-07 includes open claims; to be updated prior to 2-12-08 budget report for closed claims

Non-Departmental Charges Contributions to Other Agencies

	Actual FY 03-04	Actual FY 04-05	Actual FY 05-06	Budget FY 06-07	Budget FY 07-08	Paid as of 11-27-07
Services Contracted with Other Governmental Agencies or with Federal Maintenance of Effort Requirement						
Solano County Library	\$ 478,000	\$ 403,200	\$ 403,200	\$ 403,200	\$ 403,200	\$ 100,800
Greater Vallejo Recreation District	356,820	300,500	270,450	270,500	270,500	
Benicia Vallejo Humane Society - City Animal Control Services	344,850	317,125	330,888	330,900	330,900	110,296
County of Solano - Animal Sheltering Meals On Wheels	12,600	16,800	16,800	16,800	16,800	4,200
	<u>1,192,270</u>	<u>1,037,625</u>	<u>1,103,246</u>	<u>1,311,400</u>	<u>1,403,400</u>	<u>215,296</u>
Contributions to Community Based Organizations						
Convention & Visitors Bureau	350,000	375,000	267,500	267,500 (a)	67,000	67,000
Police Athletic League	39,140	33,000	35,750	33,000	13,200	13,200
Vallejo Symphony	15,300	12,200	15,700	15,700		
Florence Douglas Senior Center	81,229	68,400	68,400	68,600	47,880	47,880
Naval & Historical Museum	22,610	19,000	22,000	30,200	21,140	21,140
Youth & Family Services	16,055	13,398	8,354	10,000	4,000	4,000
Community Arts Foundation				65,000 (b)	45,500	45,500
Boys and Girls Club	8,000	9,100				
To be allocated					1,280	
	<u>532,334</u>	<u>530,098</u>	<u>417,704</u>	<u>490,000</u>	<u>200,000</u>	<u>198,720</u>
	<u>\$ 1,724,604</u>	<u>\$ 1,567,723</u>	<u>\$ 1,520,950</u>	<u>\$ 1,801,400</u>	<u>\$ 1,603,400</u>	<u>\$ 414,016</u>

(a) Balance reduced to \$167,500 on 12/19/06

(b) Reclassified from Legislative Budget as of FY 06-07

J:\FY 07-08\General Fund\Expenditures\Non-Departmental\Contributions to other agencies at 11-27-07.xls\Contributions
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**VEHICLE AND EQUIPMENT
REPLACEMENT FUND
DEPARTMENTAL CHARGES FY 07-08**

Division	06/07 Maint Charge	07/08 Maint Charge	06/07 Repl Charge	07/08 Repl Charge	
FY 07-08 General Fund Budget Recap		Maintenance		Replacement	
Original General Fund Budget		\$2,033,714		\$1,536,844	\$3,570,558
Proposed Fire Reductions, November budget report				(501,763)	(501,763)
Other		10,299			10,299
FY 07-08 Contribution - projected as of 12-4-07		\$2,044,013		\$1,035,081	\$3,079,094
Total 001-1501 - Development Services/Bldg. Insp.	\$22,274	\$24,322	\$0	\$10,635	
Total 001-1502 - Development Services/Planning	\$3,326	\$3,632	\$0	\$3,057	
Total 001-1503 - Development Services/Code Enf.	\$13,680	\$14,938	\$3,000	\$8,315	
Development Services Grand Total	\$39,281	\$42,892	\$3,000	\$22,007	
Total 001-1801 - Human Resources	\$0	\$0	\$0	\$1,123	
Human Resources Grand Total	\$0	\$0	\$0	\$1,123	
Total 001-2301 - Fire Department/Admin	\$28,046	\$30,623	\$15,900	\$15,909	
Total 001-2302 Fire Department/Fire Suppression	\$251,356	\$274,454	\$37,300	\$450,870	
Total 001-2303 Fire Department/Fire Prevention	\$25,239	\$27,557	\$0	\$13,890	
Total 001-2304 Fire Department/Fire Training	\$26,639	\$29,087	\$4,900	\$15,333	
Total 001-2305 Fire Department/Weed Abatement	\$4,018	\$4,388	\$0	\$2,898	
Total 001-2306 Fire Department/Paramedic Program	\$3,386	\$3,697	\$0	\$2,863	
Fire Department Grand Total	\$338,684	\$369,806	\$58,100	\$501,763	
Total 001-2406 Police Department/Operations	\$1,154,808	\$1,250,522	\$546,400	\$825,181	
Total 001-2408 Police Department/Non-Departmental	\$5,207	\$5,686	\$5,200	\$5,225	
Police Department Grand Total	\$1,160,015	\$1,256,208	\$551,600	\$830,406	
Total 001-2502 Public Works Engineering	\$49,728	\$54,300	\$5,900	\$27,255	
Total 001-2602 Public Works Public Buildings	\$27,379	\$29,251	\$0	\$11,044	
Total 001-2604 Public Works Streets	\$140,262	\$145,162	\$29,200	\$66,320	
Total 001-2606 Public Works Grounds	\$106,868	\$84,626	\$26,100	\$48,818	
Total 001-2608 Public Works Traffic Signs/Signals	\$30,070	\$32,833	\$2,100	\$14,814	
Total 001-2610 Public Works Library Facilities	\$903	\$986	\$0	\$180	
Public Works Department Grand Total	\$355,210	\$347,158	\$63,301	\$168,432	
Total 001-9001 Non-Departmental-Animal Services	\$16,164	\$17,650	\$13,100	\$13,115	
Non-Departmental Grand Total	\$16,164	\$17,650	\$13,100	\$13,115	
Total 121-2201 Housing	\$9,783	\$10,780	\$7,004	\$7,352	
Housing Grand Total	\$9,783	\$10,780	\$7,004	\$7,352	
Total 133-2603 State Gas Tax Electrical Division	\$11,589	\$12,653	\$7,300	\$7,269	
Total 133-2605 State Gas Tax Street Overlay	\$83,963	\$91,677	\$55,700	\$55,720	
Total 133-2607 State Gas Tax Street Lighting	\$12,826	\$14,004	\$15,200	\$15,190	
Total 133-2608 State Gas Tax Traffic signs/Signals	\$5,192	\$5,669	\$2,800	\$2,750	
State Gas Tax Grand Total	\$113,570	\$124,003	\$81,000	\$80,930	
Total 161-2606 Landscape Maintenance Dist (Crew)	\$0	\$21,684	\$0	\$13,194	
Total 161-3302 Landscape Maintenance District	\$15,466	\$19,292	\$13,286	\$13,322	
Landscape Maintenance District Grand Total	\$15,466	\$40,976	\$13,286	\$26,516	
Total 401-1703 Water Meter Reading	\$25,600	\$27,951	\$17,200	\$17,216	
Total 401-2701 Water Administration	\$20,920	\$22,841	\$12,200	\$12,342	
Total 401-2705 Water Operations	\$11,882	\$12,974	\$6,600	\$3,403	
Total 401-2706 Water Pumping Maintenance	\$50,448	\$55,083	\$19,500	\$19,475	
Total 401-2709 Water Treatment/Operations	\$36,933	\$40,326	\$18,000	\$16,472	
Total 401-2710 Water Distribution Maintenance	\$253,320	\$276,791	\$157,600	\$157,273	
Total 401-2712 Water Preventive Maintenance	\$44,465	\$48,551	\$24,700	\$24,719	
Total 401-2713 Water Meter Maintenance	\$27,587	\$30,122	\$20,300	\$20,316	
Total 402-2709 Water Travis Treatment/Operation	\$7,826	\$8,545	\$3,200	\$3,181	
Total 403-2705 Water Green Valley Treatment/Ops	\$11,343	\$8,385	\$3,500	\$337	
Water Department Grand Total	\$490,323	\$531,569	\$282,800	\$274,735	
Total 415-2801 Marina/Operations	\$6,622	\$7,230	\$1,648	\$1,574	
Total 420-3003 Transportation	\$3,311	\$3,615	\$1,442	\$1,421	
Total 501-2901 Corp Shop	\$0	\$0	\$14,700	\$11,641	
Grand Total	\$2,044,013	\$2,044,013	\$1,035,081	\$1,035,081	

Retiree Health Insurance Cost Projections

Pay-As-You-Go Method

Source: Actuarial Valuation (as of January 1, 2007)

<u>Year</u>	<u>Total, All Funds</u> (A)	<u>General Fund Allocation</u> (B)	<u>General Fund Projection</u> (AxB)
FY 2005-06	\$2,298,423 <i>Actual</i>	82%	\$1,875,802 <i>Actual</i>
FY 2006-07	\$2,678,166 <i>Actual</i>	82%	\$2,193,913 <i>Actual</i>
FY 2007-08	\$3,075,000	80%	\$2,460,000 <i>\$2.560 million Budget</i>
FY 2008-09	\$3,556,000	80%	\$2,844,800 <i>\$2.9 million Rounded</i>
FY 2009-10	\$4,100,000	80%	\$3,280,000 <i>\$3.3 million Rounded</i>
FY 2010-11	\$4,694,000	80%	\$3,755,200
FY 2011-12	\$5,325,000	80%	\$4,260,000
FY 2012-13	\$6,007,000	80%	\$4,805,600
FY 2013-14	\$6,747,000	80%	\$5,397,600
FY 2014-15	\$7,514,000	80%	\$6,011,200
FY 2015-16	\$8,269,000	80%	\$6,615,200
FY 2016-17	\$9,021,000	80%	\$7,216,800

DRAFT



City of Vallejo

BARTEL
ASSOCIATES, LLC

Retiree Healthcare Plan January 1, 2007 Actuarial Valuation Executive Summary

March 2007

**Executive Summary
City of Vallejo
Retiree Healthcare Plan
January 1, 2007 Actuarial Valuation**

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On June 21, 2004, the Governmental Accounting Standards Board approved Statement No. 45 (GASB 45), Accounting Standards for *Other* (than pensions) *Post Employment Benefits* (OPEB). This report is based on the financial reporting standards established under GASB 45. We understand the City is required to implement GASB 45 for its 2007/08 fiscal year¹. Historically the City has accounted for retiree healthcare benefits as they were paid. GASB 45 will require the City account for this promise on an accrual basis (as benefits are earned).

STUDY RESULTS

Funded Status: The plan funded status is equal to the Actuarial Liability (see definitions and assumptions section below) less plan assets. When assets equal liabilities, a plan is considered on track for funding.

To consider a retiree healthcare plan funded for GASB 45 purposes, assets must be set aside in a trust that cannot legally be used for any purpose other than to pay retiree healthcare benefits. The City's retiree healthcare plan is not currently funded. This has important implications for the discount rate assumption used to calculate plan liabilities (see definitions and assumptions section below). We have prepared valuation results under 2 scenarios:

- No Pre-Funding – Benefits paid from the City’s general fund which is assumed to earn a 4.5% long-term rate of return.
- Pre-Funding – Contributions made to an irrevocable trust with diversified assets (like CalPERS) which are assumed to earn a 7.75% long-term return. Ultimately, the long-term return assumption will be based on the plan’s actual investment mix.

The following table summarizes the plan’s January 1, 2007 funded status (000s omitted):

	No Pre-Funding 4.5%	Pre-Funding 7.75%
■ Actuarial Liability (AL)		
• Actives	\$ 67,374	\$ 39,786
• Retirees	<u>68,022</u>	<u>45,962</u>
• Total	135,396	85,748
■ Plan Assets	<u>0</u>	<u>0</u>
■ Unfunded AL (UAL)	\$135,396	\$85,748
■ Reserve (Net OPEB Obligation)	<u>0</u>	<u>0</u>
■ Unreserved and Unfunded Actuarial Liability	\$135,396	\$85,748

¹ Assumes the City is a GASB 34 Phase I agency.



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Annual Required Contribution (ARC): GASB 45 doesn't require an agency make up any shortfall (unfunded liability) immediately, nor does it allow an immediate credit for any excess assets. Instead, the difference is amortized over time. An agency's Annual Required Contribution is nothing more than the current employer Normal Cost, plus the amortized unfunded liability or less the amortized excess assets. Simply put, this contribution is the value of benefits earned during the year plus something to move the plan toward being on track for funding. For the City's valuation we calculated the ARC as the Normal Cost plus a 30-year² amortization (as a level percent of pay) of the Unfunded Actuarial Liability (000s omitted):

	No Pre-Funding 4.5%	Pre-Funding 7.75%
■ Normal Cost	\$6,342	\$3,217
■ UAL Amortization	<u>5,709</u>	<u>5,548</u>
■ 2007/08 Annual Required Contribution	12,052	8,765
■ Annual Required Contribution as a percentage of estimated 2007/08 payroll	22.5%	16.3%

Net OPEB Obligation (NOO): An agency's Net OPEB Obligation is the historical (from implementation)³ difference between actual contributions made and the Annual Required Contributions⁴. If an agency has always contributed the required contribution, then the Net OPEB Obligation equals zero. However, an agency has not "made" the contribution unless it has been set aside and cannot legally be used for any other purpose.

Annual OPEB Cost (AOC): GASB 45 requires the Annual OPEB Cost equal the Annual Required Contribution, except when an agency has a Net OPEB Obligation at the beginning of the year. When that happens an agency's Annual OPEB Cost will equal the ARC, adjusted for expected interest on the Net OPEB Obligation and reduced by an amortization of the Net OPEB Obligation (000s omitted):

	No Pre-Funding 4.5%	Pre-Funding 7.75%
■ 2007/08 Annual Required Contribution	\$12,052	\$8,765
■ Interest on Net OPEB Obligation	0	0
■ Amortization of Net OPEB Obligation	<u>0</u>	<u>0</u>
■ Total 2007/08 Annual OPEB Cost	\$12,052	\$8,765

² GASB 45 allows up to a 30-year amortization.

³ GASB 45 specifies the initial Net OPEB Obligation (at implementation) be set to zero.

⁴ Benefits paid for current retirees are considered contributions.



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The following illustrates the City's June 30, 2008 Net OPEB Obligation if the City adopts GASB 45 for the 2007/08 fiscal year (000s omitted):

	No Pre-Funding 4.5%	Pre-Funding 7.75%
■ June 30, 2007 Net OPEB Obligation	\$ 0	\$ 0
■ 2007/08 Annual OPEB Cost	12,052	8,769
■ 2007/08 Contributions	<u>(3,075)⁵</u>	<u>(8,769)⁶</u>
■ June 30, 2008 Net OPEB Obligation	\$ 8,977	\$ 0

The City's actual June 30, 2008 Net OPEB Obligation will differ slightly from the above because actual benefit payments will be different from estimated.

Projected Benefit Payments: Following are 10-year open group benefit payout projections, assuming the number of active City employees remains constant (000's omitted):

<u>Year</u>	<u>Benefit Payments</u>	<u>Year</u>	<u>Benefit Payments</u>
2007/08	\$3,075	2012/13	\$6,007
2008/09	3,556	2013/14	6,747
2009/10	4,100	2014/15	7,514
2010/11	4,694	2015/16	8,269
2011/12	5,325	2016/17	9,021

Sensitivity: The above results are based on a 30-year amortization of the unfunded liability. Following illustrates the impact of changing the amortization period to 20 years (000s omitted):

	No Pre-Funding 4.5%	Pre-Funding 7.75%
■ 20-year amortization		
• Total 2007/08 ARC \$	\$14,430	\$10,196
• Total 2007/08 ARC %	26.9%	19.0%
■ 30-year amortization		
• Total 2007/08 ARC \$	\$12,052	\$8,765
• Total 2007/08 ARC %	22.5%	16.3%

⁵ Estimated 2007/08 benefit payments.

⁶ Assumes full ARC is contributed.



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Cash and Accrual Projections The following funding alternatives assume the City will adopt GASB 45 for the 2007/08 fiscal year.

No Pre-Funding

If the City contributes only the pay-as-you-go cost, following are 10-year cash and accrual projections with 4.5% discount rate and 30-year amortization (000's omitted):

<u>Year</u>	<u>NOO</u>	<u>PayGo</u>	<u>AOC</u>	<u>Pay</u>	<u>PayGo/Pay</u>
2007/08	\$ 0	\$ 3,075	\$ 12,052	\$ 53,635	5.7%
2008/09	8,977	3,556	12,847	55,379	6.4%
2009/10	18,268	4,100	13,670	57,178	7.2%
2010/11	27,837	4,694	14,518	59,037	8.0%
2011/12	37,662	5,325	15,391	60,955	8.7%
2012/13	47,728	6,007	16,289	62,936	9.5%
2013/14	58,010	6,747	17,211	64,982	10.4%
2014/15	68,474	7,514	18,157	67,094	11.2%
2015/16	79,117	8,269	19,126	69,274	11.9%
2016/17	89,973	9,021	20,120	71,526	12.6%

Pre-Funding - \$0 Initial Assets

If the City contributes the ARC every year starting 2007/08, following are 10-year cash and accrual projections with 7.75% discount rate and 30-year amortization (000's omitted):

<u>Year</u>	<u>NOO</u>	<u>Contr</u>	<u>AOC</u>	<u>Pay</u>	<u>Contr/Pay</u>
2007/08	\$ 0	\$ 8,765	\$ 8,765	\$53,635	16.3%
2008/09	0	9,050	9,050	55,379	16.3%
2009/10	0	9,344	9,344	57,178	16.3%
2010/11	0	9,648	9,648	59,037	16.3%
2011/12	0	9,961	9,961	60,955	16.3%
2012/13	0	10,285	10,285	62,936	16.3%
2013/14	0	10,619	10,619	64,982	16.3%
2014/15	0	10,964	10,964	67,094	16.3%
2015/16	0	11,321	11,321	69,274	16.3%
2016/17	0	11,689	11,689	71,526	16.3%



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BASIC DEFINITIONS AND ASSUMPTIONS

Present Value of Benefits: When an actuary prepares an actuarial valuation, (s)he first gathers participant data (including active employees, former employees not in payment status, participants and beneficiaries in payment status) at the valuation date (for example January 1, 2007). Using this data and actuarial assumptions, (s)he projects future benefit payments. (The assumptions predict, among other things, when people will retire, terminate, die or become disabled, as well as what salary increases, general (and healthcare) inflation and investment return might be.) Those future benefit payments are discounted, using expected future investment return, back to the valuation date. This discounted present value is the plan's present value of benefits. It represents the amount the plan needs as of the valuation date to pay all future benefits – if all assumptions are met and no future contributions (employee or employer) are made. The City's January 1, 2007 retiree healthcare Present Value of Benefits is \$197.9 million using a 4.5% discount rate (\$110.2 million using a 7.75% discount rate), with \$68.0 million of this for former employees who have already retired (\$46.0 million using a 7.75% discount rate).

Actuarial Liability: This represents the portion of the present value of benefits that participants have earned (on an actuarial, not actual, basis) through the valuation date. The City's January 1, 2007 retiree healthcare Actuarial Liability is \$135.4 million using a 4.5% discount rate (\$85.7 million using a 7.75% discount rate), with \$68.0 million of this for former employees who have already retired (\$46.0 million using a 7.75% discount rate).

Normal Cost: The Normal Cost represents the portion of the present value of benefits expected to be earned (on an actuarial, not actual, basis) in the coming year. The City's 2007/08 retiree healthcare Normal Cost is \$6.3 million (11.8% of payroll) using a 4.5% discount rate and \$3.2 million using a 7.75% discount rate (6.0% of payroll).

Actuarial Cost Method: This determines the method in which benefits are actuarially earned (allocated) to each year of service. It has no effect on the Present Value of Benefits, but has significant effect on the Actuarial Liability and Normal Cost. The City's January 1, 2007 retiree healthcare valuation was prepared using the Entry Age Normal cost method.

Actuarial Assumptions: Under GASB 45, an actuary must follow current actuarial standards of practice, which generally call for explicit assumptions - meaning each individual assumption represents the actuary's best estimate.

GASB 45 requires that the discount rate is based on the source of funds used to pay benefits. This means the underlying expected long-term rate of return on plan assets for funded plans. Furthermore, since the source of funds for an unfunded plan is usually the general fund and California law restricts agencies' investment vehicles, this valuation uses a relatively low, 4.5%, discount rate. If the City sets up a Trust (that could only be used to pay plan benefits), and diversifies Trust assets, then the discount rate would be based on the Trust's expected long-term investment return. This might result in a higher (such as a 7.75% for CalPERS) discount rate. However, the appropriate discount rate will be determined based on the plan's actual asset diversification.



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Another key assumption is future healthcare inflation rates. Actual premiums for 2007 were used. The inflation rate for HMO's starts at 10.4% (the increase in 2008 premiums over 2007) and grades down to 4.5% (2017 premiums over 2016) and remains at 4.5% into the future. The inflation rate for PPO's starts at 11.3% (the increase in 2008 premiums over 2007) and grades down to 4.5% (2017 premiums over 2016) and remains at 4.5% into the future. This assumption means healthcare is assumed to increase, on the average, 7.4% for HMO's and 7.9% for PPO's a year for the next 10 years. Furthermore, since the valuation's general inflation assumption is 3%, it also means healthcare is assumed to level off at 1.5% over general inflation.

BENEFIT PROMISE

The following table summarizes medical benefits:

■ Eligibility	<ul style="list-style-type: none"> ● Retire directly from the City under CalPERS ● Service (50&5) or disability retirement
■ Medical Benefit	<ul style="list-style-type: none"> ● City pays a portion of retiree and eligible dependent premium: <ul style="list-style-type: none"> ➤ Non-IBEW – increased annually by 10% of active contribution ➤ IBEW – increased annually by 5% of active contribution ● City pays 100% of premium for actives and dependents ● AB 2544 – recent change to “unequal method.” Minimum City retiree contribution: <ul style="list-style-type: none"> ➤ No longer prior year’s retiree contribution plus 5% of active contribution ➤ Now 5% of active contribution times years City in PEMHCA (increase each year not greater than \$100 per month) ➤ PEMHCA effective dates for all bargaining group: 9/1/1988 ➤ New method implementation date: 2008
■ Surviving Spouse Benefit	<ul style="list-style-type: none"> ● Same as retiree benefit
■ Dental & Vision	<ul style="list-style-type: none"> ● None
■ Life Insurance	<ul style="list-style-type: none"> ● Retiree can convert to a personal life policy at retirement



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City of Vallejo General Fund
Interfund Allocations By Department
FY 07-08

12/5/2007

Programs	City Wide		CD Admin		PW Admin		PW Maint		CIP		Overhead		07-08 CDBG		LMD #161		Risk #505	Risk #143	Total		
	Cost Plan	Cost Plan	Cost Plan	Cost Plan	Cost Plan	Cost Plan	Cost Plan	Cost Plan	Cost Plan	Cost Plan	Cost Plan	Cost Plan	Cost Plan	Cost Plan	Cost Plan	Cost Plan					
Public Safety																					
Police																					
Fire																					
Community Development																					
Development Services																					
Economic Development																					
Redevelopment																					
Public Works																					
Admin																					
Engineering																					
Maintenance																					
Non-Departmental																					
Debt Service																					
Other																					
Subtotal, Programs	(84,651)	(928,793)	(325,908)	(2,769,672)	(782,800)	(808,553)	(50,000)	(928,000)	97,454	(43,700)	(6,624,623)										
Administration																					
Legislative	(121,663)																				
Executive	(360,188)																				
City Clerk	(168,395)																				
Legal	(425,784)																				
Finance	(2,142,398)																				
Human Resources	(474,550)																				
	(3,692,978)																				
Rounding																					
Total	(3,777,629)	(928,793)	(325,908)	(2,769,672)	(782,800)	(808,553)	(50,000)	(928,000)	97,454	(43,701)	(10,358,002)										

Proposed Nov 07 adjustments 39,483
Projected at 12-11-07 (10,318,519)

P:\07-08 Budget\General Fund\Expenditures\Interfund\Interfund Allocations at 5-3-07.xls\Sheet1
12/6/2007 10:10

Redevelopment Agency

Summary of Available Funds

June 30, 2007

Source: Draft Audit Report at 12/11/07 - Balance Sheet (Attached)

	Merged Project Area (a)		Flosden		Affordable Housing (b)		Total
	Debt Service Funds	Capital Project Fund	Debt Service Fund	Capital Project Fund	Debt Service Fund	Special Revenue Fund	
Total Fund Balance	(5,645,557)	6,820,678	1,000,000	6,683,733	478,164	10,314,460	19,651,478
Restrictions:							
Cash has been loaned to Empress Theater		(4,571,997)					
Cash has been invested in land held for redevelopment		(1,343,595)					
Encumbered (outstanding purchase orders)		(55,383)					
Cash has been loaned to Merged Project Area			(1,000,000)				
Cash has been loaned to affordable housing projects					(478,164)	(9,775,187)	
Debt Service Reserve (Bond requirement)	(686,469)						
Available Balance, June 30, 2007	<u>(6,332,026)</u>	<u>849,703</u>	<u>-</u>	<u>6,683,733</u>	<u>-</u>	<u>539,273</u>	<u>1,740,683</u>
FY 07-08 Appropriations/Commitments:							
07-08 annual operating deficit (annual deficits anticipated until Triad/Waterfront development)		(117,275)					
Six Flags Owner Participation Agreement - Parking Garage (effective upon sale of Park)				(7,000,000)			
Housing Development Projects						(539,273)	
Available balance, after FY 07-08 commitments	<u>(6,332,026)</u>	<u>732,428</u>	<u>-</u>	<u>(316,267)</u>	<u>-</u>	<u>-</u>	<u>(5,915,865)</u>

Notes

- (a) Former Marina Vista, Waterfront, and Central Project Areas have been merged
- (b) 20% of Redevelopment tax increment revenue is required by State law to be set-aside for affordable housing programs

VALLEJO REDEVELOPMENT AGENCY

**BASIC COMPONENT UNIT
FINANCIAL STATEMENTS**

FOR THE YEAR ENDED JUNE 30, 2007

VALLEJO REDEVELOPMENT AGENCY
GOVERNMENTAL FUNDS
BALANCE SHEET
JUNE 30, 2007

	Merged Downtown/Waterfront Projects				
	Administration Fund #710	Marina Vista Debt Service Fund #730	Waterfront Debt Service Fund #732	Vallejo Central Debt Service Fund #733	
ASSETS					
Cash and investments (Note 3)	\$75,606	\$16,351	\$5,259	\$13,612	\$1,600,446
Restricted cash and investments (Note 3)		279,680	251,742	155,047	
Receivables:					
Notes (Note 4)					4,406,860
Advance to other funds (Note 5B)					
Land held for redevelopment (Note 1F)					1,343,595
Total Assets	<u>\$75,606</u>	<u>\$296,031</u>	<u>\$257,001</u>	<u>\$168,659</u>	<u>\$7,350,901</u>
LIABILITIES					
Accounts payable and accrued liabilities	\$75,606	\$16,351	\$5,259	\$13,612	\$77,240
Due to other governments					
Deferred revenue					
Advances from other funds (Note 5B)		1,183,288			
Advances from the City of Vallejo (Note 5C)		560,000		4,588,738	214,983
Deposits payable					238,000
Total Liabilities	<u>75,606</u>	<u>1,759,639</u>	<u>5,259</u>	<u>4,602,350</u>	<u>530,223</u>
FUND BALANCES (Note 8)					
Fund balance					
Reserved for:					
Encumbrances					\$55,383
Notes receivable					4,406,860
Advance to other funds					
Land held for redevelopment					1,343,595
Debt service		279,680	\$251,742	155,047	
Prepayment reserve/Six Flags					
Unreserved:					
Designated					
Capital projects					165,137
Undesignated, Reported in:					
Special Revenue Funds					
Debt Service Funds		(1,743,288)		(4,588,738)	
Capital Projects Funds					849,703
Total Fund Balances		<u>(1,463,608)</u>	<u>251,742</u>	<u>(4,433,691)</u>	<u>6,820,678</u>
Total Liabilities and Fund Balances	<u>\$75,606</u>	<u>\$296,031</u>	<u>\$257,001</u>	<u>\$168,659</u>	<u>\$7,350,901</u>

See accompanying notes to financial statements

Flosden Acres		Affordable Housing		Total Governmental Funds
Debt Service Fund #731	Capital Projects Fund #721	Special Revenue Fund #711	Debt Service Fund #735	
\$92,360	\$6,303,181 380,553	\$1,296,179	\$478,164	\$9,402,994 1,545,186
1,183,288		10,887,656		15,294,516 1,183,288 1,343,595
<u>\$1,275,648</u>	<u>\$6,683,734</u>	<u>\$12,183,835</u>	<u>\$478,164</u>	<u>\$28,769,579</u>
\$92,360		\$756,906		\$1,037,334
183,288		1,112,469		1,295,757 1,183,288 5,363,721 238,000
<u>275,648</u>		<u>1,869,375</u>		<u>\$9,118,100</u>
				55,383 14,182,047 1,000,000 1,343,595 1,164,633 380,553
1,000,000		9,775,187	\$478,164	1,164,633 380,553
	\$380,553			
	1,755,100			1,920,237
		539,273		539,273 (6,332,026) 5,397,784
	<u>4,548,081</u>			<u>5,397,784</u>
<u>1,000,000</u>	<u>6,683,734</u>	<u>10,314,460</u>	<u>478,164</u>	<u>19,651,479</u>
<u>\$1,275,648</u>	<u>\$6,683,734</u>	<u>\$12,183,835</u>	<u>\$478,164</u>	<u>\$28,769,579</u>

VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements
For The Year Ended June 30, 2007

NOTE 5 - INTERFUND TRANSACTIONS (Continued)

City Loans to
Redevelopment
Agency

C. Long Term Interfund Balance between the City and the Agency

Recorded Advances

The Agency has recorded the following interfund advances from the City of Vallejo:

Vallejo Central Project Area - Empress Theater

As of June 30, 2007, the City had advanced \$4,296,000 to the Vallejo Central Debt Service Fund which the Agency has, in turn, loaned to Empress Investment Fund, LLC, for the purpose of theatre improvements. Interest accrues at 3% per annum on unpaid principal balance until repaid in full. As of June 30, 2007, the balance of this advance was \$4,588,738. The Advance is expected to be repaid from Empress loan repayments and from property tax increments of the project area when available.

Source of City Funds: ARTS/Convention Fund

Vallejo Central Project Area - Downtown Development/Triad

As part of its commitment to the Triad Downtown Development Project, the City has agreed to advance up to \$3,393,000 to the Agency to fund a portion of the Agency's DDA obligations. Interest accrues on the outstanding balance at the City's cost of funds. The advance is expected to be repaid from property tax increments of the project areas when available. As of June 30, 2007, the balance drawn on this advance was \$214,983.

Source of City Funds: 2002 Cops Bond Proceeds

In addition, the City has also agreed to defer \$6.6 million in development fees. As a condition of the DDA, the Agency will pay these fees on behalf of the developer from future tax increment. Deferrals will accrue interest at 3.5%. No fees had been deferred as of June 30, 2007.

Source of City Funds: WATER, Transportation Impact Fee Fund, General Fund

Marina Vista Project Area - Meyer Cookware

The City advanced \$500,000 to the Marina Vista Debt Service Fund. Interest accrues at 4% per annum on unpaid principal balance until repaid in full. The advance is expected to be repaid from property tax increments of the project areas when available. As of June 30, 2007, the balance of the advance was \$560,000.

Source of City Funds: Bridge Development Fund

Other City Advances

The City has advanced additional funds to the Agency that are not included in the Agency's financial statements because of the Agency's limited ability to repay these advances at this time. Should additional tax increment become available, these obligations will be recognized and repaid to the City. The advances continue to accrue interest at 4% per year at June 30, 2007. The balances of these additional advances as of June 30, 2007 were as follows:

Project Area	Balance Due June 30, 2007
Marina Vista	\$3,163,718
Waterfront	4,355,017
Vallejo Central	1,650,286
	\$9,169,021

VALLEJO REDEVELOPMENT AGENCY
Basic Component Unit Financial Statements

NOTE 5 – INTERFUND TRANSACTIONS (Continued)

Vallejo Central Project Area – Downtown Development/Triad

As part of its commitment to the Triad Downtown Development Project, the City has agreed to advance up to \$3,393,000 to the Agency to fund a portion of the Agency's DDA obligations. Interest accrues on the outstanding balance at the City's cost of funds. The advance is expected to be repaid from property tax increments of the project areas when available. As of June 30, 2006, the balance drawn on this advance was \$179,027.

Source of City Funds: 2002 COPS Bond Proceeds

In addition, the City has also agreed to defer \$6.6 million in development fees. As a condition of the DDA, the Agency will pay these fees on behalf of the developer from future tax increment. Deferrals will accrue interest at 3.5%. No fees had been deferred as of June 30, 2006.

Source of City Funds: Water/TIMF/General Fund

Marina Vista Project Area - Meyer Cookware

The City advanced \$500,000 to the Marina Vista Debt Service Fund. Interest accrues at 4% per annum on unpaid principal balance until repaid in full. The advance is expected to be repaid from property tax increments of the project areas when available. As of June 30, 2006, the balance of the advance was \$540,000.

Source of City Funds: Bridge Development Fund

Other City Advances

The City has advanced additional funds to the Agency that are not included in the Agency's financial statements because of the Agency's limited ability to repay these advances at this time. Should additional tax increment become available, these obligations will be recognized and repaid to the City. The advances continue to accrue interest at 4% per year at June 30, 2006. The balances of these additional advances as of June 30, 2006 were as follows:

Project Area	Balance Due June 30, 2006
Marina Vista	\$3,042,037
Waterfront	4,187,516
Vallejo Central	1,586,813
	\$8,816,366

Vehicle Replacement Fund #502

Fund Contributions and Cash Balance History

	<u>FY 99-00</u>	<u>FY 00-01</u>	<u>FY 01-02</u>	<u>FY 02-03</u>	<u>FY 03-04</u>	<u>FY 04-05</u>	<u>FY 05-06</u>	<u>FY 06-07</u>	<u>FY 07-08</u> <i>Projected</i>
Department Contributions History									
Vehicle replacement charges (all funds) (includes transfers)	1,342,387	1,131,900	1,420,278	1,916,940	404,000	443,991	1,014,708	1,090,832	1,439,250
									(a)
Cash position, End of year	1,914,016	1,469,136	1,774,856	2,164,805	1,407,993	1,575,164	2,024,578	2,884,460	2,753,125
									(b) (c)

(a) Normal FY 07-08 Fund Contributions were computed and budgeted at \$1.9 million; projection has been reduced for proposed Fire reduction November 2007
 (b) FY 06-07 includes \$812,000 of purchases completed in FY 07-08
 (c) FY 07-08 projected ending balance is \$900,000 more than budget due to deferred \$900,000 ladder truck replacement

Depreciated Value of Fleet

Gross value of fleet, original cost, June 30, 2007	\$ 13,245,013	100%
Accumulated depreciation	(10,825,798)	82%
Book value of Fleet	<u>2,419,215</u>	18%

Projected Balance, June 30, 2008

General Fund vehicle reserve	\$ 1,256,141	\$ Reserve	\$ Vehicle
Other Fund vehicle reserve	1,496,984	286	\$ 4,392
Total, Vehicle Replacement Fund	<u>2,753,125</u>	145	10,324
	<u>431</u>	<u>2,753,125</u>	<u>6,388</u>

Risk Management (Self Insurance) Fund #505

	FY 03-04 Actual	FY 04-05 Actual	FY 05-06 Actual	FY 06-07 Actual	FY 07-08 Budget	FY 08-09 Projection
Beginning Balance	(1,004,539)	(2,765,775)	(3,876,610)	(1,017,957)	-	-
Revenue						
Department Charges	4,175,687	4,088,187	4,882,926	6,046,616	5,600,000	7,000,000
Transfers In - General Fund	600,000	1,694,600	-	-	-	-
Interest Income	616,829	175,569	69,222	382,276	100,000	-
Reimbursements	4,792,516	5,270,502	6,646,748	6,428,892	5,700,000	7,000,000
Total Revenue						
	303,178	260,454	308,740	258,043	289,038	-
	121,770	114,297	119,676	284,478	342,051	-
	179,200	234,944	217,190	35,877	47,519	-
	604,148	609,695	645,606	578,398	678,608	-
Expenditures						
Administration						
Salaries and Benefits	180,000	217,081	226,985	235,292	230,000	-
City-wide overhead allocation	410,000	348,525	273,688	359,093	400,000	-
Services and Supplies	2,014,525	2,336,249	1,399,306	1,869,933	2,500,000	-
Workers' Compensation Program						
Claim Administrator	790,000	(579,774)	523,158	1,601,000	(700,000)	-
Insurance Premiums	94,672	136,966	31,658	77	-	-
Claim payments	3,489,197	2,459,047	2,454,795	4,065,395	2,430,000	-
Other costs	150,000	137,392	105,969	110,006	150,000	-
General Liability Program						
Claim Administrator	385,267	550,000	417,892	151,089	217,055	-
Insurance Premiums:						
Property	-	-	165,548	18,806	19,746	-
Boiler/machinery	-	-	14,048	10,058	14,876	-
Commercial crime	-	-	10,058	53,433	56,209	-
Employment practice	-	-	53,459	406,505	406,505	-
Earthquake	-	-	-	480,962	515,599	-
Gen Liability	558,163	264,737	1,448,961	1,570,001	1,500,000	-
Claim payments	1,146,000	1,663,000	(1,768,000)	166,000	(400,000)	-
Actuarial Adjustment	191,980	658,423	109,837	-	-	-
Other costs (attorneys, court costs, etc)	2,431,410	3,273,552	557,772	2,966,860	2,479,990	-
Total General Liability						
	28,997	39,043	129,922	113,864	111,402	-
Safety Program						
Total Expenses	6,553,752	6,381,337	3,788,095	7,724,517	5,700,000	7,000,000
Net Annual Operating Activity	(1,761,236)	(1,110,835)	2,858,653	(1,295,625)	-	-
Ending Balance	(2,765,775)	(3,876,610)	(1,017,957)	(2,313,582)	-	-
Expenditure Summary:						
City Admin, TPA Claim Admin, Insurance premiums, etc	2,045,064	2,697,125	2,184,670	2,517,583	2,800,000	-
Claims paid	2,572,688	2,600,986	2,848,267	3,439,934	4,000,000	-
Actuarial-determined reserve adjustment (50% confidence)	1,936,000	1,083,226	(1,244,842)	1,767,000	(1,100,000)	-
Total Expenses	6,553,752	6,381,337	3,788,095	7,724,517	5,700,000	7,000,000

CITY OF VALLEJO
INTERNAL SERVICE
INSURANCE
STATEMENT OF NET ASSETS
June 30, 2007

	Prior Year FY 05-06	Current Year FY 06-07	Notes	
ASSETS				
Cash and investments	5,014,038	6,124,889	80% General Fund Programs: \$4.9 million	
Due from other funds	4,078,136	3,397,336	The Risk Fund is the City's "bank" for other funds without cash balances. This is cash borrowed by other funds to cover grant/other reimbursements collected in arrears (CDBG, Home, capital project grants, transportation, etc)	
Total Assets	<u>9,092,174</u>	<u>9,522,225</u>		If the General Fund balance is drawn to zero by June 2008, this interfund balance is expected to increase by \$2 million (and therefore also draw this fund's cash balance down by \$2 million) to cover the General Fund receivables/negative working capital position.
LIABILITIES				
Current liabilities:				
Accounts payable and accrued liabilities	85,041	70,807	\$11.8 million in liabilities are the case reserves for 420 active claims, accrued at the minimum-required actuarial confidence rate of 50%.	
Claims payable, current	2,985,400	3,244,180		
Current liabilities	<u>3,070,441</u>	<u>3,314,987</u>	\$3.3 million of these liabilities are "current" and expected to be paid within the next fiscal year.	
Long-term liabilities				
Claims payable	7,012,600	8,520,820		
Employee benefits payable, long term	27,090			
Total Liabilities	<u>10,110,131</u>	<u>11,835,807</u>		
NET ASSETS				
Unrestricted	<u>(1,017,957)</u>	<u>(2,313,582)</u>	Claim liabilities exceed fund assets	
Total Net Assets	<u>(1,017,957)</u>	<u>(2,313,582)</u>		

J:\FY 06-07\Internal Service Funds\505 Risk\CAFR Fund Templates\[#505 Insurance.xls]Net Assets

City of Vallejo General Fund Expenditure Analysis and Comparison with Regional Cities

Department	Vallejo		13 City Average	
	Expenditures 6/30/06	Per Capita Expenditures 6/30/06	Expenditures 6/30/06	Per Capita Expenditures 6/30/06
		Percent of General Fund Expenditures		Percent of General Fund Expenditures
Police	\$ 35,264,688	291	\$ 29,748,846	286
Fire	\$ 22,533,874	186	\$ 18,221,993	175
Sub-total Public Safety	\$ 57,798,562	477	\$ 47,970,839	461
Public Works	\$ 5,055,339	42	\$ 7,536,807	72
Development/Planning	\$ 2,755,239	23	\$ 2,627,582	25
Community Service/Recreation/Library	\$ 1,108,000	9	\$ 11,358,796	109
Administrative Services	\$ 5,545,565	46	\$ 11,835,262	114
Non-departmental charges	\$ 3,933,656	32	\$ 949,294	9
Capital outlay	\$ -	-	\$ 235,849	2
Debt service	\$ 707,621	6	\$ 237,030	2
Transfers out	\$ 7,205,248	59	\$ 10,324,591	99
Total	\$ 84,109,230	695	\$ 93,076,049	895
		100.0%		100.0%

Source: 14 Cities 6/30/06 Audited Financial Statements

Note:

1. Vallejo Population = 121,099
2. 13 City Average Population = 104,047

City of Vallejo
General Fund
Expenditure and revenue analysis and comparison
(Expense and Revenue - In thousands of dollars - \$000s omitted)
(Per capita in dollars)

Department	Vallejo			13 City Average			Alameda			Berkeley (2)			Daly City			
	Population	Expense	Per capita	%	Expense	Per capita	%	Expense	Per capita	%	Expense	Per capita	%	Expense	Per capita	%
Police		35,265	291	41.9%	29,749	286	32.0%	24,563	330	34.3%	42,296	401	33.2%	22,752	217	35.3%
Fire		22,534	186	26.8%	16,222	175	19.6%	22,795	306	31.8%	22,775	216	17.9%	11,206	107	17.4%
Total Public Safety (1)		57,799	477	68.7%	47,971	461	51.5%	47,358	636	66.1%	65,070	617	51.1%	33,958	324	52.7%
Public Works		5,055	42	6.0%	7,537	72	8.1%	5,712	77	8.0%	598	6	0.5%	6,095	58	9.5%
Development/Planning		2,755	23	3.3%	2,628	25	2.8%	3,130	42	4.4%	1,434	14	1.1%	3,037	29	4.7%
Community Service /Recreation/Library		1,108	9	1.3%	11,359	109	12.2%	3,696	50	5.2%	16,095	153	12.7%	10,124	97	15.7%
Administrative Services		5,546	46	6.6%	11,835	114	12.7%	6,742	91	9.4%	26,527	252	20.9%	7,867	75	12.2%
Non-departmental charges		3,934	32	4.7%	949	9	1.0%	-	-	0.0%	-	-	0.0%	-	-	0.0%
Capital outlay		-	-	0.0%	236	2	0.3%	548	7	0.8%	-	-	0.0%	-	-	0.0%
Debt service		708	6	0.8%	237	2	0.3%	126	2	0.2%	1,112	11	0.9%	122	1	0.2%
Transfers out (2)		7,205	59	8.6%	10,325	99	11.1%	4,304	58	6.0%	16,383	155	12.9%	3,264	31	5.1%
Total (3)		84,109	695	100.0%	93,076	895	100.0%	71,617	963	100.0%	127,218	1,207	100.0%	84,467	615	100.0%

Revenue source	Vallejo			13 City Average (4)			Alameda (6)			Berkeley (5)(6)(7)(8)			Daly City (6)		
	Population	Revenue	Per capita	Revenue	Per capita	Revenue	Per capita	Revenue	Per capita	Revenue	Per capita	Revenue	Per capita	Revenue	Per capita
Taxes		53,084	438	65,408	629	45,822	616	94,610	898	42,555	406	45,822	616	94,610	898
Licenses and permits		3,441	28	2,948	28	4,299	58	297	3	1,780	17	4,299	58	297	3
Revenues from other agencies		14,322	118	4,073	39	9,184	123	6,546	62	717	7	9,184	123	6,546	62
Charges for current services		2,193	18	7,924	78	6,440	87	5,354	51	6,199	59	6,440	87	5,354	51
Fines and forfeitures		1,411	12	1,396	13	724	10	9,801	93	2,528	24	724	10	9,801	93
Use of property and money		546	5	3,323	32	805	11	3,601	34	2,540	24	805	11	3,601	34
Contributions in-lieu of taxes		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other		2,827	23	3,682	35	16	0	6,813	65	5,648	54	16	0	6,813	65
Net increase(decrease in the fair value of)		3,286	27	6,130	59	6,785	91	4,736	45	6,420	61	6,785	91	4,736	45
Transfers in (5)		81,110	670	95,593	912	74,075	996	131,758	1,250	68,387	652	74,075	996	131,758	1,250
Total (3)		(2,999)		2,517		2,458		4,540		3,920		2,458		4,540	
Net Change in Fund Balance															

(1) For cities reporting "public safety" expenditures rather than separate police and fire expenditures, reported public safety expenditures are allocated to Police and Fire departments based on the ratio of each city's Police and Fire budgets.
 (2) Transfers out* practices vary by city, and can include transfers to capital project funds, debt service funds or other operating funds and/or Interfund advances
 (3) Data (Statement of Revenues, Expenditures and Changes - General Fund) were based on CAFR's 2005-06 for all cities.
 (4) The 13-City average is an estimate of average costs and revenues, and may vary, plus or minus, if a single year was used.
 (5) Transfers in* practices vary by city, and can include transfers from a variety of other funds for services and/or Interfund repayments provided by the General Fund.
 (6) Other Revenue includes Sale of Capital Assets, Contributions and donations, Miscellaneous, Indirect cost reimbursements, Recreation and Proceeds debt and loans
 (7) Use of property and money includes Rents and Royalties, Investment Income
 (8) Taxes Revenue includes Franchise, Transient Occupancy Tax, Sales Tax, Utility Users' Tax, Business Tax, Other Taxes
 (9) Charges for Current Services Revenue includes Impact Fees, Development Fees, Plan Check Fees
 (10) Demographic and Economic Statistics were based from 2005 population given.
 (11) Contributions in lieu of taxes revenues are from electrical power and electrical Utility rates

City of Vallejo
 General Fund
 Expenditure and revenue analysis and comparison
 (Expense and Revenue - in thousands of dollars - \$000s omitted)
 (Per capita in dollars)

Department	Fairfield (7)			Fremont			Hayward			Mountain View			Palo Alto		
	Population	Expense	%	Population	Expense	%	Population	Expense	%	Population	Expense	%	Population	Expense	%
	105,026			210,158			146,398			71,995			62,148		
	Per capita			Per capita			Per capita			Per capita			Per capita		
Police	210	22,063	35.4%	215	45,252	38.0%	299	43,815	41.7%	313	22,526	29.7%	358	22,249	19.3%
Fire	106	11,113	17.8%	124	26,062	21.9%	161	23,593	22.5%	192	13,842	18.3%	291	18,114	15.7%
Total Public Safety (1)	316	33,176	53.3%	339	71,314	59.8%	460	67,408	64.2%	505	36,368	48.0%	649	40,363	35.1%
Public Works	95	9,992	16.0%	-	-	0.0%	81	11,870	11.3%	95	6,863	9.1%	145	9,036	7.9%
Development/Planning	6	614	1.0%	-	-	0.0%	18	2,870	2.5%	60	4,339	5.7%	135	8,412	7.3%
Community Service /Recreation/Library	69	7,219	11.6%	16	3,441	2.9%	24	3,521	3.4%	187	13,467	17.8%	401	24,910	21.6%
Administrative Services	40	4,222	6.8%	52	11,013	9.2%	72	10,596	10.1%	160	11,516	15.2%	230	14,299	12.4%
Non-departmental charges	9	939	1.5%	-	-	0.0%	4	624	0.6%	-	-	0.0%	162	10,077	8.8%
Capital outlay	-	-	0.0%	1	213	0.2%	8	1,226	1.2%	7	499	0.7%	-	-	0.0%
Debt service	-	-	0.0%	6	1,295	1.1%	1	90	0.1%	-	-	0.0%	-	-	0.0%
Transfers out (2)	58	6,103	9.8%	152	31,962	26.8%	48	7,001	6.7%	38	2,724	3.8%	128	7,978	6.9%
Total (3)	583	62,285	100.0%	567	119,238	100.0%	717	105,006	100.0%	1,053	75,776	100.0%	1,852	115,075	100.0%

Revenue source	Fairfield (7)			Fremont (8)			Hayward			Mountain View			Palo Alto (8)		
	Population	Revenue	%	Population	Revenue	%	Population	Revenue	%	Population	Revenue	%	Population	Revenue	%
	105,026			210,158			146,398			71,995			62,148		
	Per capita			Per capita			Per capita			Per capita			Per capita		
Taxes	376	39,479	4.3%	487	102,312	4.8%	489	71,521	4.9%	607	43,676	6.1%	1,022	63,486	10.2%
Licenses and permits	41	4,338	4.7%	10	2,041	1.7%	21	3,059	2.1%	84	6,055	8.4%	68	4,238	6.8%
Revenues from other agencies	77	8,134	9.0%	4	757	0.6%	109	16,017	11.7%	17	1,216	1.7%	16	982	1.5%
Charges for current services	34	3,615	4.0%	37	7,872	6.6%	29	4,247	3.0%	208	14,965	20.8%	300	18,872	27.3%
Fines and forfeitures	-	-	0.0%	-	-	0.0%	9	1,344	1.0%	8	580	0.8%	-	-	0.0%
Use of property and money	11	1,114	1.2%	11	2,218	1.9%	8	1,127	0.8%	100	7,189	9.7%	200	12,453	18.4%
Contributions in-lieu of taxes	-	-	0.0%	-	-	0.0%	-	-	0.0%	-	-	0.0%	-	-	0.0%
Other	52	5,430	6.0%	0	103	0.1%	18	2,708	1.9%	162	11,693	16.3%	36	2,247	3.6%
Net increase(decrease in the fair value of)	-	-	0.0%	-	-	0.0%	-	-	0.0%	-	-	0.0%	-	-	0.0%
Transfers in (5)	35	3,703	4.1%	34	7,226	6.2%	34	4,956	3.4%	70	5,032	7.0%	248	15,384	23.3%
Total (3)	627	65,813	100.0%	583	122,529	100.0%	717	104,989	100.0%	1,256	90,406	100.0%	1,890	117,462	100.0%
Net Change in Fund Balance		3,548			3,291		(17)				14,630		2,387		

City of Vallejo
 General Fund
 Expenditure and revenue analysis and comparison
 (Expense and Revenue - in thousands of dollars - \$000s omitted)
 (Per capita in dollars)

Department	Pleasanton			Richmond			San Mateo			Santa Clara			Vacaville			
	Population	Expense	Per capita	%	Expense	Per capita	%	Expense	Per capita	%	Expense	Per capita	%	Expense	Per capita	%
Police		19,263	286	22.9%	41,286	399	36.0%	23,586	250	32.3%	34,476	311	24.9%	22,609	235	38.2%
Fire		12,316	183	14.7%	18,549	179	16.2%	14,634	155	20.0%	28,610	258	20.7%	13,278	138	22.4%
Total Public Safety (1)		31,578	469	37.6%	59,834	578	52.1%	38,220	405	52.3%	63,085	570	45.6%	35,887	372	60.6%
Public Works		15,263	227	18.2%	10,927	106	9.5%	3,769	40	5.2%	13,505	122	9.8%	4,351	45	7.4%
Development/Planning		3,469	52	4.1%	849	8	0.7%	796	8	1.1%	5,410	49	3.9%	-	-	0.0%
Community Service /Recreation/Library		15,799	235	18.8%	9,271	90	8.1%	14,962	159	20.5%	17,086	154	12.4%	8,073	84	13.6%
Administrative Services		10,279	153	12.2%	12,686	123	11.1%	8,527	90	11.7%	22,584	204	16.3%	6,990	73	11.8%
Non-departmental charges		-	-	0.0%	-	-	0.0%	700	7	1.0%	-	-	0.0%	-	-	0.0%
Capital outlay		559	8	0.7%	22	0	0.0%	-	-	0.0%	-	-	0.0%	-	-	0.0%
Debt service		-	-	0.0%	-	-	0.0%	-	-	0.0%	-	-	0.0%	336	3	0.6%
Transfers out (2)		7,027	104	8.4%	21,214	205	18.5%	6,065	65	8.3%	16,629	150	12.0%	3,545	37	6.0%
Total (3)		83,974	1,247	100.0%	114,804	1,110	100.0%	73,058	775	100.0%	138,309	1,249	100.0%	59,181	614	100.0%

Revenue source	Pleasanton (6)(9)(10)			Richmond (6)			San Mateo			Santa Clara (11)			Vacaville (6)		
	Population	Revenue	Per capita	Revenue	Per capita	Revenue	Per capita	Revenue	Per capita	Revenue	Per capita	Revenue	Per capita	Revenue	Per capita
Taxes		70,804	1,052	98,477	952	58,325	618	74,275	671	44,964	466				
Licenses and permits		2,043	30	3,029	29	2,168	23	4,946	45	37	0				
Revenues from other agencies		2,043	30	1,855	18	2,551	27	1,439	13	1,513	16				
Charges for current services		3,116	46	1,153	11	5,237	56	18,324	165	7,816	81				
Fines and forfeitures		576	9	373	4	2,097	22	-	-	127	1				
Use of property and money		638	9	855	8	1,289	14	7,329	66	2,047	21				
Contributions in-lieu of taxes		-	-	-	-	-	-	12,860	116	-	-				
Other		6,653	99	1,596	15	1,679	18	1,777	16	1,509	16				
Net increase(decrease in the fair value of)		-	-	12,101	117	1,515	16	(3,656)	(33)	-	-				
Transfers in (5)		-	-	119,439	1,154	74,861	794	11,066	100	750	8				
Total (3)		85,873	1,276	119,439	1,154	74,861	794	128,360	1,159	58,763	610				
Net Change in Fund Balance		1,899		4,635		1,803		(9,949)		(418)					

Supplemental Information
(These 3 Cities Are Not Included in 13 City Average)

Department	Sacramento			Oakland			Concord		
	Population	Expense	%	Expense	%	Expense	%	Per capita	%
		1,365,607		411,755		124,436			
		Per capita		Per capita		Per capita			
Police		84	30.9%	179,201	435	23,222	187	28.2%	
Fire		61	22.6%	101,247	246	13,638	110	17.1%	
Total Public Safety (1)		145	53.6%	280,448	681	36,861	296	46.3%	
Public Works		6	2.1%	32,621	79	8,316	67	10.4%	
Development/Planning		18	6.8%	20,592	50	6,205	50	7.8%	
Community Service /Recreation/Library		42	15.5%	37,930	92	5,767	46	7.2%	
Administrative Services		21	7.9%	62,458	152	10,332	83	13.0%	
Non-departmental charges		17	6.4%	16,992	41	-	-	0.0%	
Capital outlay		6	2.3%	573	1	-	-	0.0%	
Debt service		1	0.2%	-	-	-	-	0.0%	
Transfers out (2)		14	5.2%	97,501	237	12,113	97	15.2%	
Total (3)		271	100.0%	549,115	1,334	79,594	640	100.0%	

Revenue source	Sacramento			Oakland			Concord		
	Population	Revenue	Per capita	Revenue	Per capita	Revenue	Per capita	Revenue	Per capita
		1,365,607		411,755		124,436			
		Per capita		Per capita		Per capita			
Taxes		268,630	194	403,967	981	56,103	451		
Licenses and permits		-	-	18,975	46	1,671	13		
Revenues from other agencies		16,103	12	3,567	9	1,403	11		
Charges for current services		51,435	37	66,849	162	7,017	56		
Fines and forfeitures		6,672	5	23,888	58	788	6		
Use of property and money		5,724	4	3,808	9	1,466	12		
Contributions in-lieu of taxes		-	-	-	-	-	-		
Other		1,279	1	20,115	49	2,919	23		
Net increase(decrease in the fair value of)		-	-	-	-	-	-		
Transfers in (5)		20,527	15	2,608	6	694	6		
Total (3)		370,370	267	543,797	1,321	72,061	579		
Net Change in Fund Balance		(5,154)		(5,318)		(7,533)			

**07-08 Midyear Budget Review
Proposed Budget Adjustments
December 11, 2007**

<u>General Fund</u>	<u>Revenue</u>	<u>Expenditure</u>	<u>Net</u>
<u>General Tax Revenues</u>			
To update FY 07-08 projections for current trends:			
Property Taxes	200,000		
Sales Tax	(1,250,000)		
Motor Vehicle License Fee	287,160		
Excise Tax	(500,000)		
Franchise/Utility User Tax	(163,000)		
Property Transfer Tax	(1,450,000)		
Marine World/Six Flags Revenue Sharing	(185,000)		
Transfers In	430,000		
Development Fees	(816,395)		
Other	(75,000)		
	<u>(3,522,235)</u>	<u>-</u>	
<u>Program costs</u>			
To increase public safety budget COLA from 8.5% to 10%:			
Police		383,785	
Fire		451,287	
To restore salary/benefit budget for Arbitration results:			
Fire		4,256,710	
To augment budget for labor negotiations:			
City Attorney		100,000	
Transfer to Transportation Fund to fund State Ferry negotiations	Adopted 11/27/07	100,000	
	<u>-</u>	<u>5,291,782</u>	
Subtotal, revenue loss and cost increases	<u>(3,522,235)</u>	<u>5,291,782</u>	<u>(8,814,017)</u>
<u>Budget Reductions/Mitigation Plan</u>			
<u>Police</u>			
New grant revenues	318,749		
Salary and operation reductions		(146,987)	
Overtime reductions		(500,000)	
Operating service/supplies		25,000	
Interfund grant reimbursements		(100,000)	
	<u>318,749</u>	<u>(721,987)</u>	<u>1,040,736</u>
<u>Fire</u>			
Updated revenue projections	269,000		
Employee reductions		(874,467)	
Operating service/supplies		(86,175)	
Reduction in vehicle maintenance and replacement		(510,854)	
	<u>269,000</u>	<u>(1,471,496)</u>	<u>1,740,496</u>
<u>Public Works</u>			
Salary savings - Engineering vacancies		(227,560)	
Maintenance - operating service/supplies		(141,700)	
Interfund CIP overhead allocations		(10,740)	
	<u>-</u>	<u>(380,000)</u>	<u>380,000</u>
<u>Community Development</u>			
Salary/benefit savings		(117,000)	
Operating service/supplies		(25,000)	
	<u>-</u>	<u>(142,000)</u>	<u>142,000</u>
<u>Administration</u>			
Salary/benefit savings		(32,970)	
Operating service/supplies		(318,000)	
Reduction in interfund cost allocation		150,222	
	<u>-</u>	<u>(200,748)</u>	<u>200,748</u>
Subtotal, budget reduction/mitigation plans	<u>587,749</u>	<u>(2,916,231)</u>	<u>3,503,980</u>
Subtotal, general fund adjustments	<u>(2,934,486)</u>	<u>2,375,551</u>	<u>(5,310,037)</u>

**07-08 Midyear Budget Review
Proposed Budget Adjustments
December 11, 2007**

<u>Other Funds</u>	<u>Revenue</u>	<u>Expenditure</u>	<u>Net</u>
<u>Transportation Fund #420</u>			
To fund State Ferry negotiations:			
Transfer In from General Fund	100,000		
Professional Services		100,000	
	<u>100,000</u>	<u>100,000</u>	<u>-</u>
<u>Police Cadet Fund #152</u>			
To appropriate donations received in support of program:			
Donations revenue	50,000		
Operating service/supplies		50,000	
	<u>50,000</u>	<u>50,000</u>	<u>-</u>
<u>Mare Island Lease Fund #107</u>			
To increase revenue and expenditures for developer			
reimbursement of wetlands program costs			
Charges for Services	70,000		
Professional Services		70,000	
	<u>70,000</u>	<u>70,000</u>	<u>-</u>
<u>State Lands Commission Fund #134</u>			
To increase revenue and expenditures for developer			
reimbursement of General Mills property legal costs			
Charges for Services	200,000		
Professional Services		200,000	
	<u>200,000</u>	<u>200,000</u>	<u>-</u>
<u>Total, All Funds</u>	<u>(2,514,486)</u>	<u>2,795,551</u>	<u>(5,310,037)</u>

J:\FY 07-08\Midyear Budget Reports\Dec 11 2007\Appendix C - Proposed Adjustments at 12-5-07.xls\Council Report Attachment

FIRE DEPARTMENT
PERSONNEL SUMMARY

	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08		
	Proposed Budget November 13, 2007						
	Approved	Approved	Approved	Approved	Adopted	Arbitration Impact	
						Reductions	
						Proposed	
GENERAL FUND:							
ADMINISTRATION							
Fire Chief	1.0	1.0	1.0	1.0	1.0	-	1.0
Deputy Fire Chief	2.0	2.0	2.0	2.0	2.0	-	1.0
Administrative Analyst II	1.0	1.0	1.0	1.0	1.0	(1.0)	(a)
Executive Secretary	1.0	1.0	1.0	1.0	1.0	(1.0)	-
Administrative Clerk II	1.0	-	-	-	-	-	-
	6.0	5.0	5.0	5.0	5.0	(3.0)	2.0
SUPPRESSION							
Assistant Fire Chief	3.0	3.0	3.0	3.0	3.0	-	3.0
Fire Captains	27.0	28.0	28.0	27.0	25.0	2.0	27.0
Fire Engineers	27.0	27.0	27.0	27.0	24.0	3.0	27.0
Firefighters	45.0	42.0	38.0	37.0	26.0	7.0	29.0
	102.0	100.0	96.0	94.0	78.0	12.0	86.0
PREVENTION							
Assistant Fire Chief (Fire Marshal)	1.0	1.0	1.0	1.0	-	-	-
Fire Prevention Inspector	3.0	2.0	2.0	3.0	2.0	-	2.0
Secretary	1.0	1.0	1.0	1.0	1.0	-	1.0
Administrative Clerk II	1.0	-	-	-	-	-	-
	6.0	4.0	4.0	5.0	3.0	-	3.0
TRAINING							
Assistant Fire Chief	1.0	1.0	1.0	1.0	1.0	-	1.0
Fire Captain	2.0	1.0	1.0	2.0	1.0	1.0	2.0
Secretary	1.0	-	-	-	-	-	-
	4.0	2.0	2.0	3.0	2.0	1.0	3.0
WEED ABATEMENT							
Senior Code Enforcement Officer	1.0	1.0	1.0	1.0	1.0	-	-
	1.0	1.0	1.0	1.0	1.0	(1.0)	-
PARAMEDIC							
Emergency Medical Coordinator	1.0	1.0	1.0	1.0	-	1.0	1.0
Administrative Clerk II	0.5	0.5	0.5	1.0	1.0	(1.0)	-
	1.5	1.5	1.5	2.0	1.0	1.0	1.0
EMERGENCY SERVICES							
Emergency Preparedness Manager	1.0	-	-	-	-	-	-
Administrative Clerk II	0.5	0.5	0.5	-	-	-	-
	1.5	0.5	0.5	-	-	-	-
TOTAL DEPARTMENT	122.0	114.0	110.0	110.0	90.0	14.0	95.0

(a) Administrative Analyst II position is transferred to Finance Department



ADMIN. C

Agenda Item No.

COUNCIL COMMUNICATION

Date: December 18, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Robert W. Nichelini, Chief of Police **RWU**

SUBJECT: Approval of a resolution amending the Police Department budget for Fiscal Year 2007/08

BACKGROUND AND DISCUSSION

Tonight's action is to approve the resolution amending the Fiscal Year 2007/08 budget for the Police Department. On December 11, 2007, Council approved a resolution of intention for this proposed budget amendment to appropriate \$125,000 for the implementation of a grant from the United States Department of Justice. Acceptance of the grant award was approved by the Council at the December 11 meeting.

RECOMMENDATION

Adopt the resolution amending the Police Department budget for Fiscal Year 2007/08 in the amount of \$125,000 to allow for the acceptance of the Grant from the United States Department of Justice and to appropriate the same amount for the implementation of the Grant.

ENVIRONMENTAL REVIEW

The adoption of this resolution is not a project under the California Environmental Quality Act ("CEQA") pursuant to section 15378 of Title 14 of the California Code of Regulations as it involves government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment and no environmental review is required.

PROPOSED ACTION

Adopt a resolution amending the Police Department budget for Fiscal Year 2007/08 in the amount of \$125,000 to allow for the acceptance of the Grant from the United States Department of Justice and to appropriate the same amount for the implementation of the Grant.

DOCUMENTS ATTACHED

- a. A resolution amending the Police Department budget for Fiscal Year 2007/08 in the amount of \$125,000 to accept the Grant and appropriate funds for the implementation of the grant.

CONTACT PERSON

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

RESOLUTION NO. 07-____ N.C.

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

WHEREAS, in June 2007, the City Council adopted the budget for Fiscal Year 2007/08; and

WHEREAS, City Charter Section 703 requires that available funds not included in the budget may be appropriated by the City Council after giving one week's notice of intention to do so; and

WHEREAS, on December 11, 2007, Council approved a resolution of intention to appropriate \$125,000 to the Police Department budget for Fiscal Year 2007/08; and

WHEREAS, these funds will be appropriated for the implementation of a Grant from the United States Department of Justice.

NOW, THEREFORE, BE IT RESOLVED that the Vallejo City Council, pursuant to Charter Section 703, does hereby amend the Police Department budget for Fiscal Year 2007/08 in the amount of \$125,000.

BE IT FURTHER RESOLVED that these funds will be appropriated for the implementation of a grant with the United States Department of Justice.

DECEMBER 18, 2007

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CITY OF VALLEJO REDEVELOPMENT AGENCY
BOARD COMMUNICATION

Agenda Item No.

RDA
ADMIN. A

Date: December 18, 2007

TO: Mayor and Members of the Redevelopment Agency Board

FROM: Craig Whittom, Assistant City Manager / Community Development *CW*
Susan McCue, Economic Development Program Manager *SMC*
Gary A. Leach, Public Works Director *GL*

SUBJECT: Authorize the Executive Director to execute a Tri-Party Design Consultant Services Agreements between the City of Vallejo Redevelopment Agency, Triad Downtown Vallejo LLC and Belleci and Associates Inc, for the design of Downtown Vallejo Square Sidewalk and Street Improvement Project; Federal Aid Project No.: RPSTPLE-5030(042)

BACKGROUND AND DISCUSSION

Staff has been working with the Redevelopment Agency and the Developer (Triad Downtown Vallejo LLC) to bring forward a project to revitalize the downtown with transit oriented high density housing and commercial activities in a pedestrian oriented friendly environment. The project will involve multiple funding sources, of which STIP Transportation Enhancement (TE) funding is one used for design of this project.

On December 17, 2003, the Metropolitan Transportation Commission adopted a resolution adopting Policies and Procedures for project priorities for the State Transportation Improvement Program (STIP). Under those Policies and Procedures, half of the Transportation Enhancement (TE) funding will be made available for county TLC communities, and the other half to be programmed at the County's discretion. The TE discretionary funding is only available for the first three years of the STIP. The City responded to a Solano Transportation Authority call for projects for this TE funding and was found eligible. A resolution of local support was adopted on January 31, 2006 through a Resolution No. 06-30 N.C., to add the city's project specifically to the STIP to meet the grant application deadlines.

This TE grant will be used to design all of the Vallejo Square streets (bounded by Sonoma Boulevard, Virginia Street, Sacramento Street and York Street) with enhanced pedestrian orientated features and diagonal parking. Construction, however, will be implemented in phases, with the first Phase being the street improvements and pedestrian enhancements on Virginia Street between Sacramento and Sonoma, Sacramento and Marin streets between Virginia and Georgia Streets. The project will include diagonal parking, curb extensions, decorative paving, pedestrian lighting, street trees and street furniture.



The purpose of this design effort is to develop plans, specifications and cost estimates (PS&E) for the entire Vallejo Square Streets (bounded by Sonoma Boulevard, Virginia Street, Sacramento Street and York Street) in phases, with the first phase being the street improvements on Virginia Street between Sacramento and Sonoma, Sacramento and Marin streets between Virginia and Georgia Streets. The City has received detail scope of work from the selected consultants for the first phase and up to 70% of the second phase of the above mentioned project.

It is estimated that design process of the project will be completed in August 2008. If Triad moves forward with the project at Virginia and Sacramento (Parcel A) in early 2008, then the streetscape construction is scheduled to commence in the second quarter of 2009.

Funds for construction of the Phase 1 street improvements currently total \$2,044,000. These construction funds (including existing certificate of participation funds allocated through past Redevelopment Agency and City actions) would only be available if the Parcel A project moves forward. Tax increment funds from the Parcel A project would be allocated to repay debt service from the COPs. Upon commencement of the Parcel A project and construction of Phase 1 improvements additional funds (approximately \$4,000,000) for the second phase of construction improvements would be pursued.

On March 16, 2007, Request for Qualifications for Consultant Design Services for the Downtown Vallejo Square Sidewalk and Street Improvement Project were sent out to several firms. As a result of this solicitation four proposals were submitted, and staff selected the most efficient firm to represent and design the project. The following four firms submitted proposals by the deadline of April 13, 2007.

Belleci & Associates Inc., Concord, CA
Winzler & Kelly Consulting Engineers, Oakland, CA
Freyer & Laureta, Inc., San Mateo, CA
The HLA Group, Inc., Sacramento, CA

After carefully reviewing the qualifications and proposals, City staff selected Belleci & Associates Inc., for Downtown Vallejo Square Sidewalk and Street Improvement Project as the best qualified firm to prepare the plans, specifications and cost estimate for the project. The City staff and consultant have negotiated a final scope of work and a cost effective fee of \$650,000 for the project. The remaining grant amount will be used for miscellaneous expenses for the project.

In order to provide all parties with a clear understanding of the responsibilities during the design phase, a Tri-Party Design Consultant Services Agreement between the City of Vallejo Redevelopment Agency, Triad Downtown Vallejo LLC and Belleci and



Associates Inc. was created. Along with the standard language contained in all Design Consultant Agreements, this agreement outlines the payment terms to the consultant during the time prior to the acquisition of parcel A (southeast corner of Virginia St. and Sacramento St.). It also provides the option for Triad to elect to manage the design and/or construction of the Improvements if the City fails to manage the Consultant in a timely and effective manner. The Tri-Party agreement has been executed by Triad Downtown Vallejo LLC and Belleci and Associates Inc. Upon approval by the Agency, the Executive Director will finalize the agreement and the design work will begin.

In a separate agreement executed in 2006 between the Redevelopment Agency and Triad Downtown Vallejo LLC are the provisions for the timing and amount of reimbursement for the design phase of the Downtown project. Specifically, Triad will be responsible to pay for the design consultants costs up to a maximum amount of \$378,000. Upon close of escrow for Parcel A, the Agency will reimburse Triad all amounts advanced. The funds received from Triad will be held in escrow by the City and the consultants invoices will be paid from grant funds. Progress of the design expenditures will be monitored by staff and the project halted prior to reaching the \$378,000 reimbursement limit if Triad has not closed escrow on parcel A. If it is determined that the Parcel A project will not move forward and the City is required to repay the granting agencies, the funds held in escrow will be used for repayment.

This same recommendation was brought before and approved by the City Council on May 22, 2007. Because the reimbursement agreement with Triad was executed with the Redevelopment Agency and not the City Council, it was necessary to bring this item back to the Redevelopment Agency for action tonight.

Fiscal Impact

The total budget for design of all of the Vallejo Square streets (bounded by Sonoma Boulevard, Virginia Street, Sacramento Street and York Street) in phases as described above Project is \$664,000. This budget consists of the following sources:

• STIP – TE Grant Federal	\$587,839
• STIP - TE Grant State	<u>\$ 76,161</u>
Total Revenue	\$664,000

City staff and the consultant have negotiated a final scope of work and a fee of \$650,000 for the project. The remaining grant amount of \$14,000 is recommended to be budgeted for miscellaneous expenses for the project.



RECOMMENDATION

Staff recommends Adopt the resolution authorizing the Executive Director to execute a Tri-Party Design Consultant Services Agreement between the City of Vallejo Redevelopment Agency, Triad Downtown Vallejo LLC and Belleci and Associates Inc, for the design of Downtown Vallejo Square Sidewalk and Street Improvement Project.

ENVIRONMENTAL REVIEW

The Final EIR for the Downtown Specific Plan provides CEQA clearance for this project. Since federal grant funds are being utilized to partially fund this project NEPA clearance was provided by FHWA as part of the grant funds obligation.

PROPOSED ACTION

Adopt a resolution authorizing the Executive Director to execute a Tri-Party Design Consultant Services Agreement between the City of Vallejo Redevelopment Agency, Triad Downtown Vallejo LLC and Belleci and Associates Inc, for the design of Downtown Vallejo Square Sidewalk and Street Improvement Project.

DOCUMENTS AVAILABLE FOR REVIEW

- a. A resolution authorizing execution of a Tri-Party Design Consultant Services Agreement between the City of Vallejo Redevelopment Agency, Triad Downtown Vallejo LLC and Belleci and Associates Inc., for the design of Downtown Vallejo Square Sidewalk and Street Improvement Project.
- b. Tri-Party Design Consultant Services Agreement between the City of Vallejo Redevelopment Agency, Triad Downtown Vallejo LLC and Belleci and Associates Inc., for the design of Downtown Vallejo Square Sidewalk and Street Improvement Project

CONTACT PERSON

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

December 18, 2007

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RESOLUTION NO. 07- N.C.

BE IT RESOLVED by the Redevelopment Agency of the City of Vallejo as follows:

WHEREAS, the proposal of Belleci and Associates Inc., Concord, California for the design of Downtown Vallejo Square Sidewalk and Street Improvement project, at downtown, City of Vallejo, Solano County, California dated May 10, 2007, in the amount of \$650,000 be and is hereby accepted and a design consultant services agreement be awarded to said consultants at the price proposed; and,

WHEREAS, the remaining grant amount (\$14,000) is budgeted and approved to be used for miscellaneous expenses for the project.

NOW , THEREFORE, BE IT FURTHER RESOLVED that the Executive Director, or his designee, is hereby authorized to sign and the City Clerk attest to the signing of that certain Tri-Party Design Consultant Service Agreement by and between the Redevelopment Agency of the City of Vallejo, Triad Downtown Vallejo LLC and Belleci and Associates Inc., for the above described work and any other document or instrument, and may take any additional action, that does not require expenditure of Redevelopment Agency funds that may be necessary to carry out the purpose of the agreement.

December 18, 2007

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CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT

This Agreement ("AGREEMENT") is made at Vallejo, California, on the ___ day of _____, 2007, by and between the REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO, a public body, corporate and politic ("AGENCY"), BELLECCI & ASSOCIATES INC., a corporation, ("CONSULTANT"), and TRIAD DOWNTOWN VALLEJO LLC ("TRIAD"), a California limited liability company, who agree as follows:

1. **Services.** Subject to the terms and conditions set forth in this AGREEMENT, CONSULTANT shall provide to AGENCY those professional services as specified in Exhibit A, entitled "Scope of Work," which is attached hereto and made a part hereof. The project that is the subject of this Agreement is the design of certain Phase One right-of-way improvements (the "Improvements") that are generally known as the "Streetscape and Landscape Improvements" within that certain Disposition and Development Agreement to be entered into by and between the AGENCY and TRIAD, in implementation of the Vallejo Central Redevelopment Project/Marina Vista Redevelopment Project (the "DDA").

2. **Payment.** From the date of this AGREEMENT until TRIAD or its designee acquires Parcel A pursuant to the DDA, TRIAD shall pay CONSULTANT for services rendered pursuant to this AGREEMENT at the times and in the manner set forth in Exhibit B, entitled "Compensation", which is attached hereto and made a part hereof. Commencing on the date TRIAD or its designee acquires Parcel A pursuant to the DDA, AGENCY shall pay CONSULTANT for services rendered pursuant to this Agreement, at the times and in the manner set forth in Exhibit B. The payments specified in Exhibit B shall be the only payments to be made to CONSULTANT for services rendered pursuant to this AGREEMENT; and shall be made only upon AGENCY's approval. AGENCY shall reimburse TRIAD for payments made by TRIAD to CONSULTANT in accordance with the terms and conditions of a Reimbursement Agreement being entered into concurrently herewith between TRIAD and AGENCY. Notwithstanding any other provision of this AGREEMENT or Exhibit B to the contrary, the payments due from TRIAD to CONSULTANT shall not exceed \$ 378,000, and CONSULTANT shall not incur fees in excess of such amount until AGENCY has become responsible for the payments due CONSULTANT under this AGREEMENT.

3. **Facilities and Equipment.** CONSULTANT shall, at its sole cost and expense, furnish all facilities and equipment which may be required for furnishing services pursuant to this AGREEMENT.

4. **Indemnification.**
 - a. CONSULTANT shall defend and hold harmless AGENCY, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, including reasonable attorney's fees and court costs, in law or in equity, of every kind and nature whatsoever arising out of or in connection with CONSULTANT'S subcontractors or CONSULTANT's subconsultant's operations in connection with

this Agreement, including anyone directly or indirectly employed by CONSULTANT, subcontractor or subconsultant, including negligence, personal injury, bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property, including loss of use thereof, arising out of any act or omission of CONSULTANT, CONSULTANT's subcontractor or CONSULTANT's sub-consultant, including anyone directly or indirectly employed by CONSULTANT, subcontractor or subconsultant regardless of any limitation by insurance, except where caused by the active negligence, sole negligence or willful misconduct of the AGENCY.

- b. CONSULTANT shall indemnify, hold harmless, and defend TRIAD, its officers, officials, directors, employees, agents and volunteers from and against all claims, damages, losses and expenses, including reasonable attorney fees and court costs, arising out of the performance of the work described herein, caused in whole or in part by any negligent act or omission of the CONSULTANT, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, except where caused by the active negligence, sole negligence or willful misconduct of the party who is otherwise to be indemnified.
 - c. Approval of insurance coverage does not, in any way, relieve the CONSULTANT of any liability.
5. **Insurance Requirements.** CONSULTANT agrees to comply with all of the Insurance Requirements set forth in Exhibit C, entitled "Insurance Requirements For Consultant", which is attached hereto and made a part hereof.
6. **Conflict of Interest.** CONSULTANT shall not enter into any contract or agreement during the performance of this AGREEMENT which will create a conflict of interest with its duties to AGENCY under this AGREEMENT.
7. **Independent Contractor.** CONSULTANT shall be an independent contractor and shall not be an employee of AGENCY or TRIAD while performing services pursuant to this AGREEMENT. AGENCY shall have the right to control CONSULTANT only insofar as AGENCY may require certain results of CONSULTANT's services rendered pursuant to this AGREEMENT; however, AGENCY shall not have the right to control the means by which CONSULTANT accomplishes its services pursuant to this AGREEMENT.
8. **Licenses, Permits, Etc.** CONSULTANT represents and warrants to AGENCY and TRIAD that it has all professional licenses, permits, qualifications and approvals of whatsoever nature which are legally required for CONSULTANT to practice its profession. CONSULTANT represents and warrants to AGENCY and TRIAD that it shall, at its sole cost and expense, keep in effect at all times during the term of this AGREEMENT any licenses, permits, and approvals which are legally required for CONSULTANT to practice its profession.
9. **Standard of Performance.** CONSULTANT shall perform all services required pursuant to this AGREEMENT in a manner and according to the standards observed by a

competent practitioner of the profession in which CONSULTANT is engaged. All products and services of any nature which CONSULTANT provides to TRIAD or AGENCY pursuant to this AGREEMENT shall conform to the standards of quality normally observed by licensed, competent professionals practicing in CONSULTANT's profession.

Further, CONSULTANT recognizes that AGENCY relies on CONSULTANT's expertise in the preparation of plans and specifications for the Improvements. Therefore, CONSULTANT agrees to:

- thoroughly review the site conditions where the Improvements will be constructed, as well as all areas appurtenant to it; and
- become familiar with the physical characteristics of that site and the areas appurtenant thereto, and by the use of expertise consistent with acceptable standards of the profession in which CONSULTANT practices, understand how those characteristics will affect the ability of a contractor to complete the Improvements; and
- prepare the plans and specifications in such a way that amendments or change orders in the agreement between AGENCY and its contractor will not be necessary, except for unforeseeable circumstances. As used herein, "unforeseeable circumstances" means facts or inferences from those facts that could not be ascertained by a combination of reasonable site inspection during the preparation of the plans and specifications by CONSULTANT and the reasonable application to such inspection of expertise consistent with acceptable standards of the profession in which CONSULTANT practices.

10. **Time for Performance.** CONSULTANT shall devote such time to the performance of the services required by this AGREEMENT as may be reasonably necessary for the satisfactory performance of its obligations pursuant to this AGREEMENT. No party shall be considered in default of this AGREEMENT to the extent its performance is prevented or delayed by any cause, present or future, which is beyond the reasonable control of that party.
11. **Personnel.** CONSULTANT agrees to assign only competent personnel according to the reasonable and customary standards of training and experience in the relevant field to perform services pursuant to this AGREEMENT. Failure to assign such competent personnel shall constitute grounds for termination of this AGREEMENT pursuant to Section 14 of this AGREEMENT.
12. **Consultant Not Agent.** Except as specifically authorized in writing, CONSULTANT shall have no authority, express or implied to act on behalf of AGENCY or TRIAD in any capacity whatsoever as an agent. CONSULTANT shall have no authority, express or implied, pursuant to this AGREEMENT, to bind AGENCY or TRIAD to any obligation whatsoever.

13. **Abandonment by AGENCY.** Upon abandonment of the project encompassed by this AGREEMENT by AGENCY, and written notification to CONSULTANT, this AGREEMENT shall terminate. CONSULTANT shall be entitled to compensation earned by it prior to the date of termination, computed prorated up to and including the date of termination. CONSULTANT shall not be entitled to any further compensation as of the date of termination. All charges incurred shall be payable by TRIAD within thirty (30) days following AGENCY's approval of a final statement by CONSULTANT.
14. **Termination by AGENCY.** Should AGENCY, at any time, become dissatisfied with CONSULTANT's performance under this AGREEMENT, it may terminate the AGREEMENT immediately upon giving notice to CONSULTANT and TRIAD. In the event of such a termination, CONSULTANT shall be compensated upon AGENCY's approval for all reasonably satisfactory work completed at the time of termination.
15. **Products of Consulting Services.** All information developed pursuant to this AGREEMENT, and all work sheets, reports and other work products, whether complete or incomplete, of CONSULTANT resulting from services rendered pursuant to this AGREEMENT, shall become the property of AGENCY. CONSULTANT does not assume any liability which may arise from the use of its work products created under this AGREEMENT for other than their specific intended purpose.
16. **Cooperation.** CONSULTANT understands and agrees that AGENCY and TRIAD shall be actively cooperating in the review of all submittals by CONSULTANT under this Agreement, and agrees that it shall provide copies of all submittals to the AGENCY and TRIAD representatives designated in Section 19 below. In addition, AGENCY and TRIAD shall, to the extent reasonable and practicable, assist and cooperate with CONSULTANT in the performance of CONSULTANT's services hereunder.
17. **Assignment and Subcontracting Prohibited.** Except as provided in Section 28 hereof, no party to this AGREEMENT may assign any right or obligation pursuant to this AGREEMENT. Any attempted or purported assignment of any right or obligation pursuant to this AGREEMENT shall be void and of no effect.

CONSULTANT shall not subcontract any services to be performed under this AGREEMENT without the prior written consent of AGENCY and TRIAD.

18. **Non-Discrimination/Fair Employment Practices.** CONSULTANT agrees to observe the provisions of the City of Vallejo's Public Works Contracts Affirmative Action Ordinance (Ordinance No. 36 N.C. (2d), as amended, Vallejo Municipal Code, Chapter 2.72) obligating every contractor or consultant under a contract or subcontract for public works or for goods or services to refrain from discriminatory employment practices on the basis of race, religious creed, color, sex, national origin, or ancestry of any employee of, or applicant for employment with, such contractor or consultant. By this reference, said Ordinance is incorporated in and made a part of this AGREEMENT.
19. **Notices.** All notices pursuant to this AGREEMENT shall be in writing and mailed, postage prepaid, first class mail or personally delivered as follows:

If to AGENCY: Annette Taylor
Senior Community Development Analyst
Economic Development Division
555 Santa Clara, Street
Vallejo, CA 94590

If to CONSULTANT: Daniel C. Leary, Principal
2290 Diamond Blvd., Suite 100,
Concord, CA 94520

If to TRIAD: Len Johnson, Vice-President
Triad Communities
1095 Hiddenbrooke Parkway
Vallejo, CA 94591

Ph: (707) 557-1184
Fax: (707) 557-1187

AND TO: Frederick W. Grimm, President
Triad Development, Inc.
2801 Alaskan Way, Suite 107
Seattle, WA 98101
Ph: (206) 374-0404
Fax: (206) 770-5910

20. **Integration Clause.** This AGREEMENT constitutes the entire agreement of the parties and may not be amended, except in a writing signed by all parties.
21. **Severability Clause.** Should any provision of this AGREEMENT ever be deemed to be legally void or unenforceable, all remaining provisions shall survive and be enforceable.
22. **Law Governing.** This AGREEMENT shall in all respects be governed by the law of the State of California. Litigation arising out of or connected with this AGREEMENT shall be instituted and maintained in the courts of Solano County in the State of California, and the parties consent to jurisdiction over their person and over the subject matter of any such litigation in such courts, and consent to service of process issued by such courts.
23. **Waiver.** Waiver by any party of any default, breach or condition precedent shall not be construed as a waiver of any other default, breach or condition precedent or any other right hereunder.
24. **Confidentiality of AGENCY Information.** During performance of this AGREEMENT, CONSULTANT may gain access to and use AGENCY information regarding, but not limited to, Department of Public Works, procedures, policies, training, operational practices, and other vital information (hereafter collectively referred to as "AGENCY Information") which are valuable, special and unique assets of the AGENCY.

- CONSULTANT agrees to protect all AGENCY Information and treat it as strictly confidential, and further agrees CONSULTANT will not at any time, either directly or indirectly, divulge, disclose or communicate in any manner any AGENCY Information to any third party without the prior written consent of AGENCY. A violation by CONSULTANT of this paragraph shall be a material violation of this AGREEMENT and will justify legal and/or equitable relief.
25. **Representatives of Parties.** The representatives of each party for purposes of the day-to-day administration of this AGREEMENT shall be those persons designated in Exhibit A to this AGREEMENT.
 26. **Counterparts.** The parties may execute this AGREEMENT in two or more counterparts, which shall, in the aggregate, be signed by all the parties; each counterpart shall be deemed an original of this AGREEMENT as against a party who has signed it.
 27. **Authority.** The person signing this Agreement for CONSULTANT hereby represents and warrants that he/she is fully authorized to sign this Agreement on behalf of CONSULTANT.
 28. **Management.** Subject to the provisions of this Section 28, AGENCY shall manage CONSULTANT's performance of services pursuant to this Agreement, with AGENCY's reviews, approvals and disapprovals of CONSULTANT's submittals being conclusive. CONSULTANT shall cooperate with TRIAD but, unless TRIAD takes over management as provided below, CONSULTANT shall take direction only from AGENCY. Subject to the provisions of Section 10 hereof, if AGENCY is unable to review and comment upon CONSULTANT's submittals in a timely manner such that delays would likely result in CONSULTANT's inability to complete the final work described in the Scope of Services within one (1) month after the date set forth therein for completion of all work, TRIAD may request, in writing, that representatives of AGENCY and TRIAD meet with the AGENCY Executive Director to try to resolve such issues regarding the management of this Agreement. The AGENCY Executive Director shall act as a mediator to resolve the issues, which resolution may include a determination that TRIAD should assume the management responsibilities over this Agreement. In such event, AGENCY and TRIAD shall so notify CONSULTANT of such change in management over CONSULTANT's performance under this Agreement. CONSULTANT shall continue to make submittals under this Agreement to both TRIAD and AGENCY, however TRIAD shall have primary responsibility for overseeing the timeliness, conformance with and completeness of CONSULTANT's submittals, as specified in the Scope of Services, and the timeliness and completeness of CITY's and TRIAD's comments on such submittals. If the AGENCY Executive Director has determined that TRIAD shall assume management of this Agreement, as set forth in this Section 28, such change shall not be deemed to constitute an abandonment, termination, or invalid assignment by AGENCY. AGENCY shall retain approval rights over payments to CONSULTANT.
 29. **Amendments to Agreement.** Notwithstanding anything to the contrary in this Agreement, there shall be no amendment to the Scope of Services or any other provision in this Agreement unless such amendment has been agreed to by all parties hereto.

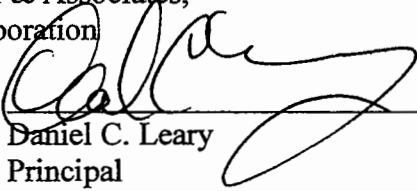
AGENCY, TRIAD and CONSULTANT acknowledge and agree that AGENCY has allocated a specified maximum amount in the DDA for all costs, including design and construction, for the Improvements.

30. **Exhibits.** The following exhibits are attached hereto and incorporated herein by reference:
- A. Exhibit A, entitled "Scope of Work," consisting of 9 pages.
 - B. Exhibit B, entitled "Compensation," consisting of 3 pages.
 - C. Exhibit C, entitled "Insurance Requirements For Consultant," consisting of 3 pages.

(SIGNATURES ARE ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties have executed this AGREEMENT the day and year first above written.

CONSULTANT
Belleci & Associates,
A Corporation

By: 
Daniel C. Leary
Principal

REDEVELOPMENT AGENCY OF THE
CITY OF VALLEJO,
a public body corporate and politic

By: _____
Joseph M. Tanner
City Manager

ATTEST:

By: _____
Mary Ellsworth,
Acting City Clerk

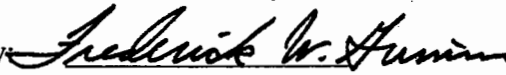
TRIAD DOWNTOWN VALLEJO LLC,
a California limited liability company

By: TRIAD COMMUNITIES, L.P.,
a California limited partnership,
Its Manager

APPROVED AS TO CONTENT:

Gary A. Leach,
Public Works Director

By: TRIAD SKY VALLEY LLC,
a Washington limited liability
company,
Its General Partner

By: 
Frederick W. Grimm,
Its Authorized Member

APPROVED AS TO INSURANCE
REQUIREMENTS

Harry Maurer,
Interim Risk Manager

APPROVED AS TO FORM:

Frederick G. Soley,
Agency Counsel

EXHIBIT A

CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT

SCOPE OF WORK

1. Representatives:

AGENCY Representative for this AGREEMENT is:

Annette Taylor, Senior Community Development Analyst
Economic Development Division
555 Santa Clara St.
P. O. Box 3068
Vallejo, CA 94590
(707) 648-3510
(707) 648-4499 facsimile

CONSULTANT Representative for this AGREEMENT is:

Daniel C. Leary, Principal
Bellecci & Associates, Inc.,
2290 Diamond Blvd., Suite 100,
Concord, CA 94520
(925) 681-4880

TRIAD Representative for this AGREEMENT is:

Len Johnson, Vice-President
Triad Communities
1095 Hiddenbrooke Parkway
Vallejo, CA 94591
(707) 557-1184
(707) 557-1187 facsimile

AND TO: Frederick W. Grimm, President
Triad Development, Inc.
2801 Alaskan Way, Suite 107
Seattle, WA 98101
(206) 374-0404
(206) 770-5910 facsimile

All questions from any party pertaining to this AGREEMENT will be referred to the representatives of the other parties, as designated above, and to the addresses specified above.

2. Services to be Provided:

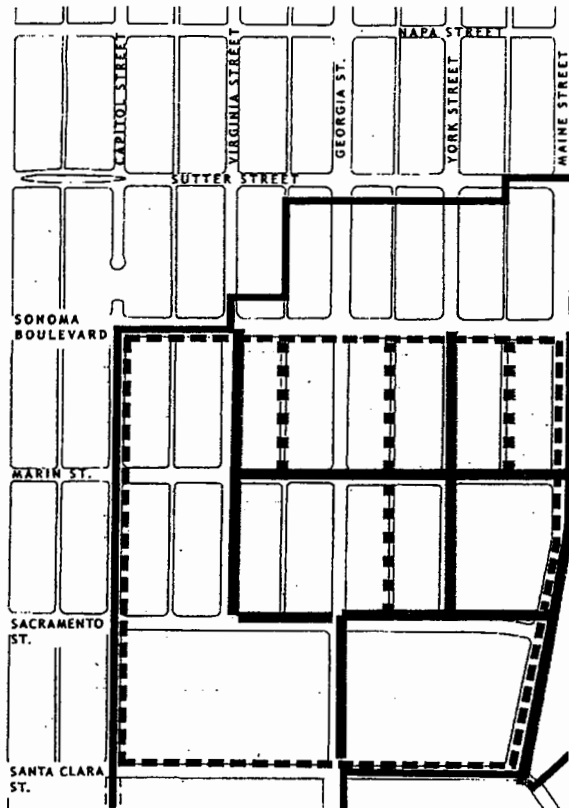
The services provided shall be as set forth in Attachment 1 of Exhibit A, attached hereto and incorporated herein.

3. Compliance with Laws.

CONSULTANT will comply with all statutes, regulations and ordinances in the performance of all services pursuant to this AGREEMENT.

4. **Term.**

AGENCY shall, at its discretion, have the right to extend the term of this Agreement, in one year intervals, by written notice to CONSULTANT and TRIAD. The total duration of this Agreement, including the exercise of any options under this clause, shall not exceed one year. If AGENCY exercises this option, the extended Agreement shall be considered to include this option provision. AGENCY's obligation is payable only and solely from funds appropriated for the purposes of this Agreement. AGENCY's monetary obligation(s) under this Agreement, including option year(s), is subject to and contingent upon availability of funds appropriated for the purpose of this Agreement.

SCOPE OF WORK**Limits of work**

—————
PHASE I

—————
PHASE II

—————
PHASE II
Alleyways

—————
PHASE II
Alleyways

DESCRIPTION OF WORK:

Bellecci & Associates, Inc. (CONSULTANT) will provide civil engineering, landscape architecture and land surveying services to the City of Vallejo (CITY) for the Downtown Sidewalk and Street Improvements (PROJECT). The PROJECT improvements within the limits of work will include landscaping, street furniture, signage, decorative paving, street lighting, street, and pavement replacement, replacement curb, gutter and sidewalk, and surface storm drainage modifications within the public street rights-of-way. The PROJECT design will conform to the vision, goals, and requirements described in the Downtown Vallejo Design Guidelines, Downtown Vallejo Specific Plan, and the Downtown Specific Plan and Virginia Street Development EIR. CONSULTANT scope of work is described in more detail below:

SCOPE OF WORK:**Project Management: (Budget Task # 27)**

CONSULTANT shall perform the following services

- a. Arrange monthly meetings with CITY (assume 9)
- b. Monthly meetings will include Key City Staff, Downtown Developer, Team Members and other special guests as needed for monthly meetings
- c. Coordinate with Subconsultants
- d. Attend other meetings with City Staff and outside Agencies (assume 6)
- e. Provide details of the meeting notes

Deliverables:

CONSULTANT will provide Agenda for meetings, and meeting notices.

Flight Crosses & Aerial Topography: (Budget Task #'s: 1, 3, 4, 11)

CONSULTANT shall perform the following services

- a. Set flight crosses in field for Phase 1 & 2 limits of work.
- b. Tie-in Flight crosses with field survey crew
- c. Identify basis of bearing based on City record map
- d. Coordinate with photogrammetrist
- e. Radman to fly site using control set by surveyor
- f. Radman to provide CAD aerial topo for Phase 1 & Phase 2 limits of work
- g. Radman to provide digital orthophoto of Phase 1 & Phase 2
- h. Survey support can be provided by Geomatics. This budgeted work may also be performed by Bellecci in order to complete the project base mapping.

Deliverables:

CD-ROM with aerial topography in CAD, and CD-ROM of digital orthophoto.

Base Mapping: (Budget Task #5)

CONSULTANT shall perform the following services

- a. Download aerial topo from Radman
- b. Prepare base sheets for Phase 1 on City Border
- c. Set-up x-references for design team on CAD
- d. Prepare base sheets for Phase 2 Design Development
- e. Show right of way per record drawings
- f. Create photo log of visible sidewalk facilities. The surface utilities will be numbered, and the contractor's required action will be tabulated for City review + incorporation into the Bid documents. This catalog of existing utilities will be also used to coordinate with utility departments and outside agencies.

Deliverables:

Deliver CAD base file to design team

Record Utility Mapping: (Budget Task #6)

CONSULTANT shall perform the following services

- a. Collect utility maps from City and other agencies showing all wet and dry utilities.
- b. Draw on CAD utilities based on record maps, and use topo shots as surface reference
- c. Walk site to verify record utility mapping

Deliverables:

Deliver CAD base file to design team

Detailed Field Survey: (Budget Task #2)

CONSULTANT shall perform the following services

- a. Perform 10 days of field surveying to supplement Ariel Topo from Radman.
- b. Project Engineer will direct survey crews to the critical information to be surveyed.
- c. Office surveyor will ass field topo information to project base map on same

coordinate system as aerial topography.

Deliverables:

Deliver CAD base file to design team

Utility Investigations for Phase 1 & Phase 2: (Budget Task #'s 7,25)

CONSULTANT shall perform the following services

- a. Perform field utility locating, using various methods (metal detection, potholing, and field investigations)
- b. The electrical, telephone and cable are on power poles in the Alleyways – Utility investigations will be focused on water and gas. Storm drains will be located using field surveying
- c. Use various methods of field utility locating to best meet the utility investigation budget
- d. Results of field investigations will be added to the project base files

Deliverables:

Deliver CAD utility file to design team

Sewer Laterals: (Budget Task #'s 8, 26)

CONSULTANT shall perform the following services

- a. CONSULTANT to prepare base map for Cruz Utility Investigations
- b. Cruz to meet City staff at site to gain access into buildings
- c. Assume 10 buildings per phase
- d. Cruz to run fiber rod test through sewer laterals and mark sewer lines outside building with cover indicated
- e. CONSULTANT to measure paint marks and add sewer laterals to Utility Base Map

Deliverables:

Deliver CAD utility file to design team

Public Involvement: (Budget Task #9)

CONSULTANT shall perform the following services

- a. Discuss project concerns with key City Department representatives (i.e. Traffic, Maintenance, Transportation, Sewer, Water)
- b. Conduct Stakeholder meeting with Developer, Downtown Business Association. This will be an evening meeting with the following Agenda:
 - I. Power Point of project history & project goals
 - II. Explanation of existing conditions, phasing and constraints
 - III. Description of potential design elements
 - IV. Presentation of Schematic Design
 - i. Imagery sketches from Gates
 - ii. Samples and photos from Gates
 - V. Responses & comments from Stakeholders
 - VI. Meeting facilitation by Gates
 - VII. City will provide notifications for public meetings
- c. Conduct Power Point presentation to Planning Commission which includes:
 - I. Project history & goals

- II. Outcome of Stakeholder meetings
- III. Design Development Plan presentation
- IV. Responses & comments from Planning Commission
- d. Conduct Power Point presentation to City Council which includes:
 - I. Project history & goals
 - II. Outcome of Stakeholder meetings
 - III. Design Development Plan presentation
 - IV. Responses & comments from City Council
- e. Public Meeting – please see optional tasks below

Deliverables:

Slide show hardcopy + copy of flipcharts from Public Meetings

Project Website: (Budget Task #10)

A simple layout and design will be created providing essential navigation, content, header, and footer areas. Thematic cues will be drawn from the website for the City of Vallejo to help establish a visual bridge between the City's website and the project site. A series of comps will be provided and a reasonable round of revisions will be performed based upon client feedback. HTML + CSS Build Out: Once the overall design has been selected, the html and css files will be coded for each page specified by the client. All files will be compatible with the latest versions of the following browsers: Internet Explorer (6 and 7), Firefox (Macintosh and PC versions), Safari, Netscape. Coordination with City of Vallejo IT Staff/Web Site Technician(s): To ensure that the files are compatible with the current technical requirements of the City of Vallejo, Will Clark Designs will coordinate with the technical staff of the City. Any decisions regarding transfer of files, file extensions, and other technical aspects will be determined based upon the conversations

Deliverables:

Operating project Website

Schematic Design - (Budget Task #'s 13,14)

CONSULTANT shall perform the following services

- a. Use the available mapping to prepare a schematic design for Phase 1 & Phase 2. This work will be performed prior to receiving base mapping from Project aerial topo and digital orthophoto.
- b. Review the Downtown Vallejo Design Guidelines, and Downtown Vallejo Specific Plan.
- c. Prepare SD plan for Phase 1 & Phase 2 based on b) above
- d. Incorporate comments from City staff meetings
- e. Conform to existing building entryways ADA accessibility from back of sidewalk.
- f. SD plan will be an annotated plan view with design features shown in typical sections. The typical sections will show:
 - I. Project layout, street widths
 - II. Angled parking
 - III. Tree types and general locations
 - IV. Site furnishings
 - V. Pavement repair notes
 - VI. Utility modification notes
 - VII. Fountain conceptual design

- VIII. Paving materials notes
- IX. Street light types and typical locations
- X. Bulbout treatments

Deliverables:

2 copies of 24"x36" plans to City

Design Development – (Budget Task #'s 13,14)

In general, phase 1 and phase 2 of the project is assumed to be tree replacement, added trees, bulbouts, sidewalk replacement between bulbouts, new storm drains at new low points at edge of bulbouts, pavement rehab between the curbs, striping for angled parking, protection of building thresholds and patios, protection of water and sewer laterals, replacement of streetlights, adding streetlights, removal of unnecessary driveways, protection of existing sewer and water mains, decorative paving at bulbouts, site furnishings to include benches, trash receptacles, and bike racks, new wayfinding signs, rehabilitation of paving in alleyways, identification of power poles to be relocated by PG&E, new curb ramps, and protection of existing signal equipment.

CONSULTANT shall perform the following services during design development:

- a. Use the new base mapping to prepare a design development for entire project. This work will be performed using base mapping from Project aerial topo and digital orthophoto.
- b. Incorporate comments from Stakeholder meetings
- c. Provide construction cost estimate for Phase 1 construction
- d. Conform to existing building entryways ADA accessibility from back of sidewalk.
- e. DD plan will be 24x36 plans with design features shown in typical sections. The plans & typical sections will show:
 - I. Project layout, street widths
 - II. Angled parking
 - III. Tree types and general locations + Site Furnishings
 - IV. Pavement repair layout + Utility modification layout
 - V. Fountain conceptual design
 - VI. Paving materials design
 - VII. Wayfinding Signage
 - VIII. Street light types and locations
 - IX. Storm drains + Bulbout treatments and layout

Deliverables:

2 copies of 24"x36" plans to City

1 set of plans to each subconsultant

Construction Documents – 70% Submittal

(Budget Task #'s - Phase1: 15,19,23,24 Phase 2: 16,20,23,24)

CONSULTANT shall perform the following services

- a. Prepare 70% based on Comments from the public meetings.
- b. Revise plans for 70% based on comments from City. We assume minor geometry changes prior to 70% submittal
- c. Conform to existing building entryways ADA accessibility from back of sidewalk.
- d. Cost estimates will be prepared for 70% submittal
- e. Electrical services will be identified for the street lighting

- f. CONSULTANT will provide technical specs for each item of work shown on the plans.
- g. Project construction budget for phase 1 and phase 2 is \$3.8 million
- h. Provide profiles for storm drains and curbs
- i. Upgrade curb ramps within project limits
- j. Provide details for the hardscape materials
- k. Horizontal control plan to show dimensions and survey control for construction staking
- l. Show below is an estimated sheet breakdown for the construction documents. Final sheet listed will be developed after DD Phase.

Sheet Title	Scale
Cover	NTS
Typical Sections & Abbreviations	Varies
Horizontal Control Plan	1"=20'
Demolition / Clear and Grub Plan	1"=20'
Existing Facilities Modifications	1"=20'
Improvement Plan	1"=20'
Curb Profiles and Curb Returns	1"=20'
Pavement Elevations Plan	Varies'
Storm Profiles	Varies
Civil Details	Varies
Landscape Plans (Planting, Irrigation, and Layout, and Details)	1"=20'
Site Furnishing Plans	1"=20'
Landscape Details	1"=20'
Pavement Delineation / Signing Plan	1"=20'
Staging + Traffic/Pedestrian Handling	Varies
Temporary Erosion/Sedimentation Control Plan w/ BMP's	Varies
Electrical Plans	Varies

Deliverables:

2 copies of 24"x36" plans and specs to City for 70%

1 set of plans and specs to each subconsultant

Construction Documents – 90% Submittal Phase 1

(Budget Task #'s: Phase 1:17,21,23,24)

CONSULTANT shall perform the following services

- a. Prepare 90% based on comments on the 70% plans
- b. Revise plans for 90% based on comments from City.
- c. We assume minor geometry changes prior to 90% submittal
- d. Cost estimates will be prepared for 90% submittal to match the Bid Form
- e. Update technical specs to be combined with boilerplate by City
- f. Description of improvements is provided in design development section of scope
- g. Coordinate electrical, landscape and civil plans

Deliverables:

2 copies of 24"x36" plans and specs to City for 90%.

1 set of plans and specs to each subconsultant

Construction Documents – Final Bid Documents Phase 1

(Budget Task #'s: 18,22)

CONSULTANT shall perform the following services

- a. Prepare Final Bid PS&E based on Comments from the public meetings.
- b. Revise plans for Final Bid based on comments from City. We assume minor geometry changes prior to 70% and 100% submittals
- c. Cost estimates will be prepared for Final Bid
- d. Update technical specs to be combined with boilerplate by City.

Deliverables:

One set of sign PS&E at Bid Documents

Caltrans Encroachment Permit: (Budget Task # 12)

CONSULTANT shall perform the following services

- a. Prepare separate set of plans for the intersection of Sonoma and Virginia, to be submitted to Caltrans as a separate document
- b. Arrange 3 meetings with Caltrans to secure Caltrans Encroachment Permit
- c. Prepare encroachment permit application
- d. Assume 3 submittals for approval, on separate accelerated schedule than the streetscape plans

Deliverables:

2 copies of 24"x36" plans to City for 70% and 90%

6 copies of 24"x36" plans to Caltrans for 70% and 90%

One set of sign PS&E at Bid Documents

One set to each sub for each submittal

Construction Support: (Budget Task # 28)

CONSULTANT shall perform Phase 1 construction support on a T&M basis to meet the budget. Examples of construction support include:

- a. Addendum
- b. Preconstruction meetings
- c. Submittals Review
- d. Field meetings
- e. Minor design changes
- f. Coordination with utilities
- g. Survey checks for quality control
- h. Respond to RFI's
- i. Construction Inspection

Deliverables:

To be determined

Construction Staking: (Budget Task #29)

CONSULTANT will provide construction staking for Phase 1. Staking request will be provided in writing from the contractor.

Deliverables:

Field construction stakes and Cut Sheets

OPTIONAL SERVICES: The Task shown below would be completed upon authorization from the City:

Environmental Clearance Support: (Budget Task #30)

CONSULTANT shall perform the following services

- a. Provide support to City staff to complete Categorical Exemption or Notice of Determination on a T&M basis
- b. Review environmental documents prepared by City

Deliverables:

To Be Determined

Allowance for Minor Structures: (Budget Task #34)

CONSULTANT shall perform the following services on a T&M basis

- a. Possible basement retaining walls
- b. Possible foundation calculations

Deliverables:

To Be Determined

Fountain Design: (Budget Task #'s 32, 33)

CONSULTANT shall perform the following services upon written approval from City:

- a. Provide DD for Fountain at the bottom of Virginia Street. DD will include a graphical plan showing the materials and architectural treatments for the proposed Fountain. The Fountain plan will also include an elevation view.
- b. CONSULTANT will host meeting with City staff and interested parties to review and comment on the Fountain Design.
- c. Provide two submittals of construction documents for Fountain at the bottom of Virginia Street
- d. Provide construction cost estimate

Deliverables:

To Be Determined

Public Meeting No 5: (Budget Task #31)

CONSULTANT shall perform the following services

- a. Conduct additional public meeting after the City Council presentation
- b. Power point show with similar materials as the Public Hearings
- c. Facilitate Public Meeting
- d. City to provide meeting notifications

Deliverables:

Power point slide show for Public

Construction Document – 90% Submittal Phase 2 (Budget Task #'s: Phase 2: 35,36,37,38)

CONSULTANT shall perform the following services

- a. Prepare 90% based on Comments from on the 70% plans
- b. Revise plans for 90% based on comments from City. We assume minor geometry changes prior to 90% submittal
- c. Cost estimates will be prepared for 90%
- d. Estimated sheet breakdown for the construction documents for Phase 2 is shown in Basic Services
- e. Technical specifications will be updated based on 70% comments
- f. Description of improvements for Phase 2 is described in design development section
- g. Coordinate civil, landscape and electrical plans

Deliverables:

2 copies of 24"x36" plans and specs to City for 90%.

One set of sign PS&E at Bid Documents

Phase 2 – Final Design: (Budget Task #39)

CONSULTANT shall perform the following services

- a. Prepare Bid PS&E based on Comments on the 90% plans and specifications
- b. Provide updated construction cost estimate

Deliverables:

One set of sign PS&E at Bid Documents

EXHIBIT B

CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT

COMPENSATION

1. **CONSULTANT's Compensation.**

A. Services: Subject to allocation of payment responsibility set forth in Section 2 above, TRIAD and AGENCY each agree to pay CONSULTANT, at the rate specified below, for those services set forth in Exhibit A of this AGREEMENT and for all authorized reimbursable expenses.

B. Additional Services:

1. Additional Services are those services related to the scope of Services of CONSULTANT as set forth in Exhibit A but not anticipated at the time of execution of this AGREEMENT. Additional Services shall be provided only when a Supplemental AGREEMENT authorizing such Additional Services is approved by AGENCY in accordance with AGENCY's Supplemental AGREEMENT procedures. AGENCY reserves the right to perform any Additional Services with its own staff or to retain other Consultants to perform said Additional Services.
2. CONSULTANT's compensation for Additional Services shall be based on the total number of hours spent on Additional Services multiplied by the employees' appropriate billable hourly rate as established below. AGENCY, at its option, may negotiate a fixed fee for some or all Additional Services as the need arises. Where a fixed fee for Additional Services is established by mutual AGREEMENT among AGENCY, TRIAD and CONSULTANT, compensation to CONSULTANT shall not exceed the fixed fee amount.

2. **Appropriate Billable Hourly Rates for Services and Additional Services.**

CONSULTANT'S proposal for each tasks performed and the budget allocated shall be as set forth in Attachment 1 of Exhibit B, attached hereto and incorporated herein.

CONSULTANT's hourly rates shall be as set forth in Attachment 2 of Exhibit B, attached hereto and incorporated herein.

3. **CONSULTANT's Reimbursable Expenses.**

A. Reimbursable Expenses shall be limited to actual expenditures of CONSULTANT for expenses that are necessary for the proper completion of the Services and shall only be payable if specifically authorized in advance by AGENCY.

4. **Payments to CONSULTANT.**

- A. Payments to CONSULTANT shall be made within a reasonable time after receipt and approval of CONSULTANT's invoice, said payments to be made in proportion to services performed. CONSULTANT may request payment on a monthly basis. CONSULTANT shall be responsible for the cost of supplying all documentation necessary to verify the monthly billings to the satisfaction of AGENCY.
- B. All invoices submitted by CONSULTANT shall contain the following information:
1. Description of services billed under this invoice
 2. Date of Invoice Issuance
 3. Sequential Invoice Number
 4. AGENCY's Purchase Order Number
 5. Amount of this Invoice (Itemize all Reimbursable Expenses)
 6. Total Billed to Date
- C. Items shall be separated into Services and Reimbursable Expenses. Billings that do not conform to the format outlined above shall be returned to CONSULTANT for correction. AGENCY shall not be responsible for delays in payment to CONSULTANT resulting from CONSULTANT's failure to comply with the invoice format described above.
- D. Request for payment shall be sent to:
- City of Vallejo
4th Floor City Hall
555 Santa Clara St., P.O. Box 3068
Vallejo, CA 94590
- Attn.: Sam Kumar, Project Manager
Department of Public Works – Engineering Division
- E. AGENCY to review and notify TRIAD of AGENCY's approval.

5. **Accounting Records of CONSULTANT.**

CONSULTANT shall maintain for three (3) years after completion of all services hereunder, all records under this AGREEMENT, including, but not limited to, records of CONSULTANT's direct salary costs for all Services and Additional Services performed under this AGREEMENT and records of CONSULTANT's Reimbursable Expenses, in accordance with generally accepted accounting practices and shall keep such records available for inspection and audit by representatives of the Finance Department of AGENCY or by TRIAD at a mutually convenient time.

6. **Taxes.**

CONSULTANT shall pay, when and as due, any and all taxes incurred as a result of CONSULTANT's compensation hereunder, including estimated taxes, and shall provide AGENCY with proof of such payments upon request. CONSULTANT hereby agrees to indemnify AGENCY and TRIAD for any claims, losses, costs, fees, liabilities, damages or injuries suffered by AGENCY or TRIAD arising out of CONSULTANT's breach of this Section.



Attachment 1 for EXHIBIT - B (COMPENSATION)

	Firm	Task	Bellecci Budget	Gates Budget	Sub Budget	DBE Budget	Total
1	Bellecci	Flight Crosses	\$4,833				\$4,833
2	Bellecci	Detailed Field Survey	\$25,708				\$25,708
3	Radman (DBE)	Aerial Topo				\$17,399	\$17,399
4	Radman (DBE)	Digital Othophoto				\$3,383	\$3,383
5	Bellecci	Base Mapping + Catalog of facilities	\$9,212				\$9,212
6	Bellecci	Record Utility Mapping	\$11,019				\$11,019
7	Subtronics	Detailed Utility Investigations (phase 1)			\$15,949		\$15,949
8	Cruz	Sewer Lateral Mapping (Phase 1)	\$967		\$5,800		\$6,766
9	Bellecci + Gates	2 public hearings + 2 stakeholder mtg	\$10,632	\$15,465			\$26,098
10	Will Clark	Website Design	\$1,160		\$2,175		\$3,335
11	Geomatics (DBE)	Survey Support				\$3,000	\$3,000
12	Bellecci	Caltrans Encroachment Permit (Virginia/Sonoma)	\$10,632				\$10,632
13	Gates	SD & DD Landscape Architecture		\$57,995			\$57,995
14	Bellecci	SD & DD Civil Engineering	\$63,070				\$63,070
15	Bellecci	70% PS&E Civil Eng (Ph 1)	\$72,107				\$72,107
16	Bellecci	70% PS&E Civil Eng (Ph 2)	\$62,828				\$62,828
17	Bellecci	90% PS&E Civil Eng (Ph 1)	\$33,831				\$33,831
18	Bellecci	Bid PS&E Civil Eng (Ph 1)	\$19,339				\$19,339
19	Gates	70% PS&E Landscape Arch (Ph 1)		\$32,864			\$32,864
20	Gates	70% PS&E Landscape Arch (Ph 2)		\$28,998			\$28,998
21	Gates	90% PS&E Landscape Arch (Ph 1)		\$14,499			\$14,499



updated May 10, 2007

#	Firm	Task	Bellecci Budget	Gates Budget	Sub Budget	DBE Budget	Total
22	Gates	Bid PS&E Landscape Arch (Ph 1)		\$6,766			\$6,766
23	Brookwater (Ph 1 + 70% Ph 2)	Irrigation PS&E				\$14,499	\$14,499
24	YEI (DBE)	Electrical Engineering PS&E (Ph 1 + 70% Ph 2)				\$43,301	\$43,301
25	Subtronics	Detailed Utility Investigations (phase 2)			\$16,276		\$16,276
26	Cruz	Sewer Lateral Mapping (Phase 2)	\$986		\$5,919		\$6,905
27	Bellecci	Project Management/Coordination	\$19,332				\$19,332
Subtotal			\$345,656	\$156,587	\$46,118	\$81,582	\$629,943
6% Subconsultant Mark-up				\$9,395	\$2,767	\$4,895	\$17,057
Printing, Copies, and Deliveries			\$3,000				\$3,000
Basic Service Total			\$348,656	\$165,982	\$48,885	\$86,477	\$650,000
Basic Services Percentages			54%	26%	8%	13.3%	100%

NTP AFTER AWARD OF CONSTRUCTION CONTRACT

#	Firm	Task	Bellecci Budget	Gates Budget	Sub Budget	DBE Budget	Total
28	Team	Construction Support (Ph 1)	\$34,000	\$14,000	\$8,000	\$7,500	\$63,500
29	Team	Construction Staking (Ph 1)	\$22,000			\$5,000	\$27,000
Subtotal			\$56,000	\$14,000	\$8,000	\$12,500	\$90,500
6% Subconsultant Mark-up				\$840	\$480	\$750	\$2,070
Printing, Copies, and Deliveries			\$300				\$300
Additional Services Totals			\$56,300	\$14,840	\$8,480	\$13,250	\$92,870
Additional Services Percentages			61%	16%	9%	14.3%	100%



OPTIONAL SERVICES

#	Firm	Task	Bellecci Budget	Gates Budget	Sub Budget	DBE Budget	Total
30	Geier & Geier (DBE)	CEQA				\$5,000	\$5,000
31	Team	Public Meeting No 5	\$2,000	\$3,000			\$5,000
32	Gates	Fountain DD		\$7,500			\$7,500
33	Team	Fountain Final Design		\$10,000	\$5,000	\$5,000	\$20,000
34	Structural	Allowance for minor structures or basement			\$10,000		\$10,000
35	Gates	90% PS&E Landscape Arch (Ph 2)		\$12,000			\$12,000
36	YEI (DBE)	90% PS&E Electrical Engineering (Ph 2)				\$9,000	\$9,000
37	Brookwater (DBE)	90% Irrigation PS&E (Ph 2)				\$3,000	\$3,000
38	Bellecci	90% PS&E Civil Eng (Ph 2)	\$50,000				\$50,000
39	Bellecci	Final PS&E (Phase 2)	\$40,000	\$10,000	\$4,000	\$2,000	\$56,000
Subtotal			\$92,000	\$42,500	\$19,000	\$24,000	\$177,500
6% Subconsultant Mark-up				\$2,550	\$1,140	\$1,440	\$5,130
Printing, Copies, and Deliveries			\$3,000				\$3,000
Additional Services Totals			\$95,000	\$45,050	\$20,140	\$25,440	\$185,630
Additional Services Percentages			51%	24%	11%	13.7%	100%

EXHIBIT C

CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT

INSURANCE REQUIREMENTS FOR CONSULTANT

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).
2. Insurance Services Office form number CA 0001 (Ed. 12/92 covering Automobile Liability, code 1 (any auto)).
3. Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance, with waiver of subrogation endorsement.
4. Professional Liability (Errors and Omission).

B. Minimum Limits of Insurance

Consultant shall maintain limits no less than:

1. General Liability: \$1,000,000.00 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability: \$1,000,000.00 per accident for bodily injury and property damage.
3. Employer's Liability: \$1,000,000.00 per accident for bodily injury or disease.
4. Professional Liability (Errors and Omission):
\$1,000,000.00 combined single limit per occurrence.

C. Deductible and Self-Insured Retention

Any deductibles or self-insured retention must be declared to and approved by the AGENCY. At the option of the AGENCY, either: the insurer shall reduce or eliminate such deductibles or self-insured retention as respects the AGENCY, its officers, officials, employees and volunteers; or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions

The general liability, automobile liability and professional liability policies are to contain, or be endorsed to contain, the following provisions:

1. The AGENCY, Triad, and their officers, officials, employees, agents and volunteers are to be covered as additional insureds as respects: liability, including defense costs, arising out of activities performed by or on behalf of the Consultant; products and completed operations of the Consultant; premises owned, occupied or used by the Consultant; or automobiles owned, leased hired or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the AGENCY, Triad, their officers, officials, employees, agents or volunteers.
2. For any claims related to this project, the Consultant's insurance coverage shall be primary insurance as respects the AGENCY, Triad, their officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by the AGENCY, Triad, their officers, officials, employees, agents or volunteers, shall be excess of the Consultant's insurance and shall not contribute with it.
3. Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the AGENCY, Triad, their officers, officials, employees, agents or volunteers.
4. The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
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 mail, return receipt requested, has been given to the AGENCY.

E. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

F. Verification of Coverage

Consultant shall furnish the AGENCY with original **endorsements** effecting coverage required by this clause. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. The endorsements are to be on forms provided by the AGENCY. All endorsements are to be received and approved by the AGENCY before work commences. As an alternative to the AGENCY's forms, the Consultant's insurer may provide complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications.

G. Subconsultants

Consultant shall include all subconsultants as insureds under its policies or shall furnish separate certificates and endorsements for each subconsultant. All coverages for subconsultants shall be subject to all of the requirements stated herein.

H. Payment Withhold

AGENCY will withhold approval of payments to Consultant if the certificates of insurance and endorsements required in Paragraph F, above, are canceled or Consultant otherwise ceases to be insured as required herein.