

City Hall
555 Santa Clara Street
Vallejo, CA 94590

AGENDA

VALLEJO CITY COUNCIL

VALLEJO SANITATION & FLOOD CONTROL DISTRICT
MEETING – 6:00 P.M.

NOVEMBER 18, 2008

MAYOR
Osby Davis

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

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

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

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the City Council will be available for public inspection at the City Clerk's Office, 555 Santa Clara Street, Vallejo, CA at the same time that the public records are distributed or made available to the City Council. Such documents may also be available on the City of Vallejo website at <http://www.ci.vallejo.ca.us> subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-4527, TDD (707) 649-3562.



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

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

VALLEJO CITY COUNCIL SPECIAL MEETING – CLOSED SESSION 4:30 P.M. CITY COUNCIL CHAMBERS

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8: PROPERTY: 485 SANTA CLARA STREET, VALLEJO, CA
CITY NEGOTIATORS: JOE TANNER, CITY MANAGER; GARY LEACH, PUBLIC WORKS DIRECTOR; SUSAN MCCUE, ECONOMIC DEVELOPMENT PROGRAM MANAGER; ALLAN PANGANIBAN, SENIOR CIVIL ENGINEER AND STEVEN LONG, OVERLAND, PACIFIC & CUTLER
NEGOTIATING PARTIES: HILF – PAYARES PROPERTY, INC.
UNDER NEGOTIATION: PRICE & TERMS OF PAYMENT

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8: PROPERTY: 415 SANTA CLARA STREET, VALLEJO, CA
CITY NEGOTIATORS: JOE TANNER, CITY MANAGER; GARY LEACH, PUBLIC WORKS DIRECTOR; SUSAN MCCUE, ECONOMIC DEVELOPMENT PROGRAM MANAGER; ALLAN PANGANIBAN, SENIOR CIVIL ENGINEER AND STEVEN LONG, OVERLAND, PACIFIC & CUTLER
NEGOTIATING PARTIES: A.J. HIGGINS COMPANY, INC.
UNDER NEGOTIATION: PRICE & TERMS OF PAYMENT
3. CONFERENCE WITH CITY'S LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6 CONCERNING THE FOLLOWING EMPLOYEE ORGANIZATIONS: INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, LOCAL 1186 (IAFF); VALLEJO POLICE OFFICERS' ASSOCIATION (VPOA); INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, LOCAL 2376 (IBEW), AND CONFIDENTIAL, ADMINISTRATIVE, MANAGERIAL, AND PROFESSIONALS (CAMP). THE CITY'S NEGOTIATORS ARE: JOSEPH M. TANNER, CITY MANAGER, CRAIG WHITTON, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT; ROBERT STOUT, FINANCE DIRECTOR; SANDY SALERNO, ACTING HUMAN RESOURCES DIRECTOR

NOTE: The Council will be meeting in closed session with its negotiators and staff to review its position and to give instructions to its negotiators concerning labor negotiations with the above-named employee organizations. No negotiations take place in the closed session between the Council and the employee organizations.

4. CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION: IN RE: CITY OF VALLEJO, CALIFORNIA, DEBTOR; UNITED STATES BANKRUPTCY COURT, EASTERN DISTRICT OF CALIFORNIA, CASE NO. 08-26813-A-9, PURSUANT TO SUBDIVISION (C) OF GOVERNMENT CODE SECTION 54956.9.

VALLEJO CITY COUNCIL
SPECIAL MEETING – STUDY SESSION
5:15 P.M. CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. ROLL CALL
3. STUDY SESSION
 - A. HOUSING ELEMENT UPDATE

PROPOSED ACTION: Informational item only. No action will be taken.

4. ADJOURNMENT

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PRESENTATIONS AND COMMENDATIONS**
 - A. PRESENTATION OF A PROCLAMATION DECLARING NOVEMBER AS NATIVE AMERICAN MONTH
 - B. PRESENTATION OF A PROCLAMATION COMMEMORATING THE 60TH ANNIVERSARY OF STS. HELEN AND CONSTANTINE GREEK ORTHODOX CHURCH

5. **FIRST 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. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300. The remainder of the speakers wishing to address the Council on non-agenda items will be heard at the second Community Forum listed later on the agenda.

6. **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.

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

- A. APPROVAL OF A RESOLUTION OF INTENTION TO AMEND THE FISCAL YEAR 2008/2009 BUDGET FOR FUND 101 (FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM)

PROPOSED ACTION: Adopt the resolution of intention to amend the Fiscal Year 2008/2009 Federal Community Development Block Grant Program Budget.

- B. APPROVAL OF A RESOLUTION TO AMEND THE FISCAL YEAR 2008/2009 BUDGET FOR FUND 102 (FEDERAL HOME INVESTMENT PARTNERSHIPS PROGRAM)

PROPOSED ACTION: Adopt the resolution amending the Fiscal Year 2008/2009 Federal HOME Program Budget.

- C. APPROVAL OF A RESOLUTION ACCEPTING THE RESIGNATION OF ALVARO GARCIA AND GRAHAM BENTON FROM THE COMMISSION ON CULTURAL AND THE ARTS

PROPOSED ACTION: Adopt the resolution accepting the resignation of Alvaro Garcia and Graham Benton from the Commission on Cultural and the Arts.

- D. APPROVAL OF A RESOLUTION RATIFYING THE PAYMENT OF CLAIMS FOR THE TIME PERIOD OF OCTOBER 1, 2008 TO OCTOBER 31, 2008

PROPOSED ACTION: Adopt the resolution ratifying the payment of claims, totaling \$7,630,522.31 for the time period of October 1, 2008 to October 31, 2008.

- E. APPROVAL OF A RESOLUTION TO AMEND CHAPTERS 2.06 AND 2.52 OF THE CITY OF VALLEJO MUNICIPAL CODE AND ADOPT A TRAVEL AND EXPENSE REIMBURSEMENT POLICY FOR CITY OFFICIALS WHICH COMPLIES WITH STATE LAW (AB 1234)

PROPOSED ACTION: Adopt the resolution amending Chapters 2.06 and 2.52 of the City of Vallejo Municipal Code and adopt a travel and expense reimbursement policy for City officials which complies with State Law (AB 1234).

- F. APPROVAL OF A RESOLUTION DIRECTING STAFF TO ENGAGE IN A PUBLIC OUTREACH PROGRAM TO INFORM AND GATHER FEEDBACK RELATED TO IMPLEMENTATION OF A NEW FIVE YEAR WATER RATE SCHEDULE

PROPOSED ACTION: Adopt the resolution directing staff to engage in a public outreach program to inform and gather feedback related to implementation of a new five year water rate schedule.

- G. APPROVAL OF CITY COUNCIL MINUTES FOR THE REGULAR MEETING OF JUNE 24, THE ADJOURNED REGULAR MEETING OF JUNE 25, 2008; THE SPECIAL MEETINGS OF JUNE 10, AND JUNE 25, 2008

PROPOSED ACTION: Approve the minutes.

8. PUBLIC HEARINGS

- A. APPROVE A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE AMENDING THE DOWNTOWN VALLEJO SPECIFIC PLAN TO MODIFY THE LAND USE REGULATIONS WITHIN THE GEORGIA STREET CORRIDOR, MODIFYING THE LAND USE ENTITLEMENT PROCESS FOR CERTAIN SPECIFIED USES, AND REPEALING THE TEMPORARY LAND USE REGULATIONS ADOPTED IN ORDINANCE NO. 1591 AND RESOLUTION NO. 07-155

PROPOSED ACTION: Adopt the resolution holding on first reading an ordinance amending the Downtown Vallejo Specific Plan to modify the land use regulations within the Georgia Street Corridor, modifying the land use entitlement process for certain specified uses, and repealing the temporary land use regulations adopted in Ordinance No. 1591 and Resolution No. 07-155.

- B. CONSIDERATION OF THREE RESOLUTIONS: 1) A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE TO REZONE PROPERTY AT THE SOUTHEAST CORNER OF SOLANO AVENUE AND NINTH STREET; 2) A RESOLUTION AMENDING THE GENERAL PLAN; AND 3) A RESOLUTION APPROVING A PLANNED DEVELOPMENT UNIT PLAN AND A MINOR EXCEPTION AND ADOPTING A MITIGATED NEGATIVE DECLARATION TO FACILITATE DEVELOPMENT OF FOURTEEN RESIDENTIAL CONDOMINIUM TOWNHOME UNITS

PROPOSED ACTION: Adopt three resolutions: 1) a resolution holding on first reading an ordinance rezoning the property to Planned Development Residential; 2) a resolution amending the General Plan land use classification to High Density Residential; and 3) a resolution adopting the Mitigated Negative Declaration and approving Planned Development Unit Plan #07-0008 and Minor Exception #07-0004 to facilitate development of fourteen residential condominium townhome units, subject to the conditions of approval.

- C. APPROVE A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE AMENDING CHAPTER 15.24 OF THE VALLEJO MUNICIPAL CODE, ENTITLED "CONVERSION OF MOBILE HOME PARKS TO RESIDENT OWNERSHIP"

PROPOSED ACTION: Adopt the resolution holding on first reading an ordinance amending Chapter 15.24 of the Vallejo Municipal Code, entitled "Conversion of Mobile Home Parks to Resident Ownership".

9. POLICY ITEMS - NONE

10. ADMINISTRATIVE ITEMS

- A. CONSIDERATION OF A RESOLUTION ACCEPTING THE QUARTERLY RIDGECREST REPORT

PROPOSED ACTION: Adopt the resolution which accepts the report documenting the reimbursement to the Landscape Maintenance District Program for the period of July 1, 2008 through September 30, 2008 for non-LMD inspection services provided by the LMD program in the amount of \$18,788.64 which has been transferred from the General Fund into the Landscape Maintenance Fund.

- B. **CONSIDERATION OF A RESOLUTION: ALLOCATING \$2,857,861 IN FISCAL YEAR 2008/2009 FEDERAL NEIGHBORHOOD STABILIZATION PROGRAM FUNDS, AND APPROVING SUBSTANTIAL AMENDMENT TO FISCAL YEAR 2008/2009 FEDERAL ACTION PLAN**

PROPOSED ACTION: Adopt the resolution allocating \$2,857,861 in fiscal year 2008/2009 Federal Neighborhood Stabilization Program funds, and approving substantial amendment to fiscal year 2008/2009 Federal Action Plan.

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

12. 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.

- A. **LETTER TO MAYOR DAVIS FROM RAYMOND D. SELLERS RECEIVED OCTOBER 27, 2008**

13. CITY MANAGER'S REPORT

14. CITY ATTORNEY'S REPORT

15. COMMUNITY FORUM

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

17. CLOSED SESSION - NONE

18. ADJOURNMENT

**CITY OF VALLEJO**

Agenda Item No.

COUNCIL COMMUNICATION

Date: November 18, 2008

TO: Mayor and Members of the City Council

FROM: Craig Whittom, Assistant City Manager/Community Development *AW*
Robert V. Stout, Finance Director *RVS*
Melinda Nestlerode, Acting Housing and Community Development Manager *mm*

SUBJECT: APPROVAL OF A RESOLUTION OF INTENTION TO AMEND THE FISCAL YEAR (FY) 2008/2009 BUDGET FOR FUND 101 (FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM) (Continued from September 16, 2008)

BACKGROUND AND DISCUSSION

In May 2007, the City of Vallejo approved Federal Community Development Block Grant (CDBG) Program activities for Fiscal Year (FY) 2007/2008 (July 1, 2007 through June 30, 2008). At the end of each fiscal year, the Community Development Commission (CDC) of the City of Vallejo and the City Council review the status of each CDBG-funded activity. Some activities are completed and may be closed out. Other projects may be in progress or are not yet underway, and may be carried over. Funds for some projects may also be reallocated to other activities.

The CDC considered this item at its regular meeting on September 4, 2008. The Commission voted unanimously, 4-0-0, to recommend that the City Council adopt the carry over, close out, or reallocation of CDBG Program activities as shown in Attachment "B".

Additionally, after the FY 2008/2009 CDBG Program Budget was adopted by the City Council on June 24, 2008, the U. S. Department of Housing and Urban Development (HUD) reduced the City's CDBG Program entitlement grant allocation for FY 2008/2009 by \$71.

This item was presented to the City Council for its consideration on September 16, 2008, and was continued, because additional information was requested from staff by members of the City Council regarding funding allocations for the installation of curb ramps, and the status of the Benson Avenue Project.

CDBG Program Activity Categories

The City's CDBG Program activities typically fall into one of the following categories:

- (1) an activity that has been completed, ("closed out");
- (2) an activity that is not completed, but its funding authorization expired June 30. This type of activity may be closed out, or the activity may be approved again (reauthorized) in Fiscal Year 2008/2009; or

- (3) an activity that may be revised, including changing the amount budgeted for the activity. This is usually accomplished through the reallocation of unspent funds from one activity to another activity.

(1) Completed Activities

A completed activity is an activity that has been finished or delivered. In some cases, an activity is completed and all the budgeted funds are expended. In others, activities are completed under budget.

A "completed activity" may also refer to activities with written agreements that expire at the end of the fiscal year, on June 30. All CDBG Program social service activities expire on June 30 and may not be carried over from one fiscal year to another, pursuant to HUD's CDBG Program regulations. Any CDBG Program social service funds unspent as of June 30 become available for any non-social service eligible activity in the next fiscal year.

The CDC and staff recommend that the following Fiscal Year 2007/2008 CDBG Program activities be closed out, and any remaining balance be used in FY 2008/2009 for the construction of public improvements on the 100 block of Benson Avenue:

<u>Activity</u>	<u>Unspent Balance</u>
Reynaissance Family Center Rehabilitation	- 0 -
Vallejo Senior Citizens Council Facility Rehabilitation (Florence Douglas Senior Center)	- 0 -
Vallejo Neighborhood Housing Services, Inc. (VNHS)	
Closing Cost Grants	- 0 -
Rehabilitation Loans	- 0 -
Social Services: Area Agency on Aging	800
Catholic Social Service	- 0 -
Christian Help Center	485
Global Center for Success	1,826
Greater Vallejo Recreation District (GVRD)	
Summer Camps	14,481
Hope Haven Transitional Shelter	- 0 -
The House of Acts	2,753
Meals on Wheels	209
Total, Social Services	<u>20,554</u>
Contingency	3,621
Program Administration	<u>+ 53,497</u>
Total Unspent Balance to Benson Avenue Construction	<u>77,672</u>

The engineering and design of **Benson Avenue** will be completed by December 31, 2008. Staff believes that this project will need additional funding in order to be completed, due to a delay in the design of the project, during which time costs have increased. Staff anticipates putting the project out to bid in early 2009. At that time, actual construction bid costs will be known. Construction of these improvements are proposed to begin in 2009. There have been no project design cost overruns to date. However, staff believes that this project will need additional funding in order to be completed.

If the Commission and staff's recommendation is approved, the total estimated amount that would be added to the Benson Avenue construction budget from closed out activities is \$77,672.

(2) Reauthorized Activities

Some activities are still in progress, but the contract or funding authorization has expired; so, the City may authorize the carry over of funds to the next fiscal year. The Commission and staff recommend that the FY 2007/2008 activities shown below be reauthorized in FY 2008/2009, i. e., the funds carried over:

<u>Activity</u>	<u>Reauthorization Amount</u>
Benson Avenue	
Construction	730,464
Project Delivery (engineering, design, inspection, and contract administration)	57,750
Total, Benson Avenue	788,214
City Park Neighborhood Preservation	
Grounds/Landscaping/Trees Construction	90,000
Grounds/Landscaping/Trees, Project Delivery	27,000
Community Building Construction	150,000
Community Building, Project Delivery	45,000
Play Structure	75,000
Internet Enhanced Security Cameras	20,000
Total, City Park	407,000
VNHS	
Homebuyer Education	48,516
Homebuyer Loans	68,897
Total, VNHS	+ 117,413
Total Recommended for Reauthorization	1,312,627

(3) Revised Activities

In FY 2007/2008, funds were allocated to the City Park Preservation Project. This project included funds for exterior house paint grants, and Code Enforcement activities, in the City

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Park neighborhood. At June 30, 2008, these activities had unspent balances.

The CDC and staff recommend that the unspent balances for these activities (as shown below) be allocated to the Country Club Crest Neighborhood Preservation Project, which has received CDBG Program funding in FY 2008/2009.

<u>Activity</u>	<u>Unspent Balance</u>
City Park Neighborhood Preservation	
Code Enforcement	
Part Time Dedicated Code Enforcement	6,413
Civil Prosecutions	10,000
Total, City Park Code Enforcement	16,413
VNHS	
Paint Grants	+ 514
Total Reallocation to Country Club Crest Preservation	16,927

Summary of Recommendation

A summary of the funding recommendation is shown below:

Closed Out Activities:	77,672
Reauthorized Activities:	1,312,627
Revised Activities:	<u>+ 16,927</u>
Total	\$1,407,226

Finally, as noted earlier, subsequent to the City Council's approval of the FY 2008/2009 CDBG Program Budget, HUD adjusted the City's CDBG Program allocation downward by \$71. In order to maintain the same planned level of CDBG Program services to the residents, staff recommends that this small funding reduction be made in the category of Program Administration, (from \$272,326 to \$272,255).

Curb Ramps

On April 30, 1996, the City Council adopted Resolution No. 96-177 N. C., which in part established the installation of curb ramps in the City as a high priority until all needed ramps have been installed. Since 1991, the City has allocated over \$1.7 million in CDBG Program funds for curb ramps, for an average annual allocation of approximately \$100,000. A total of 1,245 curb ramps have been installed. Since FY 2005/2006, i. e., over the last four fiscal years, \$428,000 in CDBG Program and Redevelopment Agency funds have been allocated for curb ramps.

Curb ramps are still needed in many locations. In accordance with the City Council's direction, in 2009 staff intends to recommend that the City Council consider allocating FY 2009/2010 CDBG Program funds for curb ramps.

Fiscal Impact

The net effect of the recommendation is to: 1) reauthorize funding in FY 2008/2009 for activities that are in progress or are not yet underway; 2) increase the amount of funding in FY 2008/2009 for the completion of public improvements on Benson Avenue; and (3) reduce the CDBG Program Budget by a minor amount, (\$71), pursuant to HUD's revision to the City's CDBG Program entitlement grant for FY 2008/2009 in August, 2008.

RECOMMENDATION

Approve the carry over, close out, or reallocation of FY 2007/2008 CDBG Program activities, as shown in Attachment "B".

ALTERNATIVES CONSIDERED

The City benefits from its use of Federal CDBG Program funds. By reauthorizing the funding for activities in progress or not yet underway, the City is able to accomplish the community development objectives it has adopted. Therefore, no other alternatives were considered.

ENVIRONMENTAL REVIEW

An environmental review is not required for this action.

CITY COUNCIL AREA OF FOCUS

Not applicable. The proposed action is required pursuant to Federal grant guidelines.

PROPOSED ACTION

Adopt the enclosed resolution of intention to amend the FY 2008/2009 Federal CDBG Program Budget.

DOCUMENTS ATTACHED

Attachment "A" – Resolution

Attachment "B" – Carry Over, Close Out, and Reallocation of Fiscal Year 2007/2008 CDBG Program Activities

PREPARED BY/CONTACT:

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

Melinda Nestlerode, Acting Housing and Community Development Manager, (707) 648-4408, or mnestlerode@ci.vallejo.ca.us.

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

RESOLUTION NO. 08- N.C.

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

THAT WHEREAS, certain Federal Community Development Block Grant (CDBG) Program activities funded in Fiscal Year (FY) 2007/2008 have been completed.

WHEREAS, certain CDBG FY 2007/2008 activities have not been completed, and the funds allocated to these activities should be carried over and approved for expenditure in Fiscal Year 2008/2009.

WHEREAS, after the adoption of the FY 2008/2009 CDBG Program Budget by the City Council on June 24, 2008, the U. S. Department of Housing and Urban Development (HUD) reduced the City's CDBG Program entitlement grant allocation for FY 2008/2009 by \$71.

WHEREAS, HUD requires the City of Vallejo to expend its CDBG Program funds in a timely manner.

WHEREAS, the Community Development Commission of the City of Vallejo considered this item at its regular meeting on September 4, 2008 and voted unanimously, 4-0-0, to recommend that the City Council adopt the carry over, close out, or reallocation of FY 2007/2008 CDBG activities as shown in Attachment "B".

WHEREAS, this item was presented to the City Council for consideration on September 16, 2008, and was continued, because members of the City Council requested additional information from staff.

WHEREAS, the information requested has been provided in the attached staff report dated November 6, 2008.

NOW THEREFORE BE IT RESOLVED that the City Council hereby declares its intention to amend the FY 2008/2009 CDBG Program Budget as shown in Attachment "B".

ATTACHMENT "B"
CITY OF VALLEJO
CARRY OVER, CLOSE OUT, AND REALLOCATION OF FISCAL YEAR 2007/2008 CDBG PROGRAM ACTIVITIES

A	B	C	D	E	F	G	H	I
ACTIVITY	2007/2008 APPROPRIATION	UNSPENT BALANCE 06/30/2008*	PREVIOUS COUNCIL ACTION	BUDGET TRANSFERS	PROPOSED BUDGET AMENDMENT	2008/2009 ALLOCATION**	REVISED BUDGET	ACCOUNT
Facilities								
Continental of Omega	\$ 20,000	\$ 20,000	\$ 20,000				\$ 20,000	101-2104-463.40-17
Reynissance Family Center	393,415							101-2104-463.40-09
Vallejo Senior Citizens Council	6,318							101-2104-463.40-26
Subtotal, Public Facilities	419,733		20,000				20,000	
Public Improvements								
Benson Avenue								
Construction Costs	730,464	730,464		77,672	808,136		808,136	101-2104-463.40-75
Public Works Staff Costs	169,503	104,942	47,192		57,750		104,942	101-2104-463.40-58
Subtotal, Benson	899,967	835,406	47,192	77,672	865,886		913,078	
City Park Neighborhood Preservation								
Grounds/Landscaping/Trees	90,000	90,000			90,000		90,000	101-2104-463.40-20
Construction Costs	27,000	27,000			27,000		27,000	
Public Works Staff Costs	117,000	117,000			117,000		117,000	
Subtotal, Grounds/Landscaping/Trees								
Community Building								
Construction Costs	150,000	150,000			150,000		150,000	
Public Works Staff Costs	45,000	45,000			45,000		45,000	
Subtotal, Community Building	195,000	195,000			195,000		195,000	
Play Structure	75,000	75,000			75,000		75,000	
Code Enforcement								
Part Time Dedicated Code Enforcement	50,000	6,413		(6,413)				
Civil Prosecutions	10,000	10,000		(10,000)				
Subtotal, Code Enforcement	60,000	16,413		(16,413)				
Internet Enhanced Security Cameras	20,000	20,000			20,000		20,000	
Subtotal, City Park	467,000	423,413		(16,413)	407,000		407,000	101-2104-463.40-77
Country Club Crest Neighborhood Preservation								
Lighting								
Construction Costs							96,687	
Public Works Staff Costs							29,000	
Subtotal, Lighting							125,687	
Curb/Gutter/Sidewalk, Curb Ramps								
Construction Costs							154,670	
Public Works Staff Costs							46,400	
Subtotal, Curb/Gutter/Sidewalk, Curb Ramps							201,070	
Code Enforcement								
Part Time Dedicated Code Enforcement				16,413	16,413		64,747	
Neighborhood Clean-ups/Public Education							16,434	
Subtotal, Code Enforcement				16,413	16,413		81,181	
Vallejo Neighborhood Housing Services (VNHS)								
Paint Grants				514			48,848	
Subtotal, VNHS				514			36,711	
Subtotal, County Club Crest				514			85,045	
Subtotal, Public Improvements	1,366,967	1,258,819	47,192	78,186	1,289,813	476,570	1,813,575	
Housing								
Rental or Ownership Housing Development							408,488	101-2104-463.40-76
VNHS								
Closing Cost Grants	48,975							
Homebuyer Education	77,912	48,516			48,516		48,516	101-2104-463.40-60
Homebuyer Loans	395,045	68,897			68,897		68,897	101-2104-463.40-01
Paint Grants	33,701	514		(514)				101-2104-463.40-03
Rehab. Loans	24,000							
Subtotal, VNHS	579,633	117,927		(514)	117,413		117,413	101-2104-463.40-04
Subtotal, Housing	579,633	117,927		(514)	117,413	408,488	525,901	
Social Services								
Area Agency on Aging	20,000	800		(800)			19,334	101-2104-463.40-31
Catholic Social Service	20,000	485		(485)			19,334	101-2104-463.40-51
Christian Help Center	20,000	485		(485)			19,334	101-2104-463.40-35
Fighting Back Partnership (Country Club Crest)	25,000	1,826		(1,826)			41,568	101-2104-463.40-45
Global Center for Success	30,000	14,481		(14,481)			24,167	101-2104-463.40-52
GVRD Summer Camps	43,000	43,000					29,000	101-2104-463.40-40
Hope Haven Transitional Shelter	22,000	2,753		(2,753)			21,267	101-2104-463.40-54
House of Acts	31,282	209		(209)			30,240	101-2104-463.40-41
Meals on Wheels	211,282	20,554		(20,554)			204,244	101-2104-463.40-32
Subtotal, Social Services	73,815	3,621		(3,621)			272,255	101-2104-463.40-56
Contingency	281,710	53,487		(53,487)			272,255	101-2102-463.xx-xx
Program Administration								
TOTAL	\$ 2,933,140	\$ 1,474,418	\$ 67,192	\$ -	\$ 1,407,226	\$ 1,361,557	\$ 2,835,975	

Notes:
*Unaudited.
**Of this amount, \$200,000 is estimated program income.
† shared budgets fiscal year 2008 2009 2007 2008 cdbg carry over close out reallocation.xls



CITY OF VALLEJO

Agenda Item No.

COUNCIL COMMUNICATION**Date:** November 18, 2008

TO: Mayor and Members of the City Council

FROM: Craig Whitton, Assistant City Manager/Community Development *W*
 Robert V. Stout, Finance Director *RS*
 Melinda Nestlerode, Acting Housing and Community Development Manager *MN*

SUBJECT: APPROVAL OF A RESOLUTION TO AMEND THE FISCAL YEAR
 2008/2009 BUDGET FOR FUND 102 (FEDERAL HOME INVESTMENT
 PARTNERSHIPS PROGRAM)

BACKGROUND AND DISCUSSION

In 2007, the City of Vallejo approved Federal HOME Investment Partnerships Program activities for Fiscal Year (FY) 2007/2008 (July 1, 2007 through June 30, 2008). HOME funds are received by the City from the U. S. Department of Housing and Urban Development (HUD) for affordable housing projects and activities.

Some of the FY 2007/2008 activities are completed and may be closed out. Other projects may be in progress or are not yet underway, and may be carried over. At the end of each fiscal year, the City Council reviews the status of each HOME-funded activity.

On November 6, 2008 the City Council adopted a resolution of intention to amend the FY 2008/2009 HOME Program Budget.

Staff recommends that the activities approved in FY 2007/2008 be either carried over or closed out as described below, and as shown in Attachment "B".

Additionally, after the FY 2008/2009 HOME Program Budget was adopted by the City Council on June 24, 2008, HUD increased the City's HOME Program grant allocation for FY 2008/2009 by \$31.

Completed Activities

Staff recommends that the following Fiscal Year 2007/2008 HOME activities be closed out.

1. City Administration. The maximum allowed by the HOME Program guidelines (ten percent) was expended.

2. Vallejo Neighborhood Housing Services (VNHS) – Community Housing Development Organization (CHDO) Project at Sonoma/McLane (12 Units). This allocation was expended on eligible pre-development costs, e. g., architectural services.

Activities Recommended for Carry Over

The following activities are recommended for carry over, (as further described in column E of Attachment B).

1. Rental or Ownership Housing Development. If a new affordable housing project is approved by the City Council in FY 2008/2009, these funds will be needed.
2. VNHS – Homebuyer Loans and Closing Cost Grants, (three loans issued). This is an ongoing program.
3. VNHS – Community Housing Development Organization (CHDO) Projects
 - a. Graham Gardens, 22 for-ownership duets at Mini and Stanford Drives. This project is not financially feasible at this time. VNHS is evaluating, in consultation with City staff, its project options, which may include disposition of the site and returning some or all of the CHDO funds expended to date to the City from any sales proceeds.
 - b. Four for-ownership homes on the east side of Sonoma Boulevard at McLane Street. This project is in the engineering and design phase.
 - c. FY 2007/2008 CHDO Project allocation, (project to be determined).
4. VNHS – Rehabilitation Loans, (two loans issued). This is an ongoing program.
5. Unallocated – Funds allocated to a housing development have been designated as “unallocated” until a project is identified. These funds may be needed in FY 2008/2009. In FY 2007/2008, an amount of \$49,210 was budgeted as unallocated.
6. VNHS – FY 2007/2008 CHDO Administration allocation, (to support project to be determined).

Staff recommends these unspent fund balances be reauthorized in FY 2008/2009.

Unbudgeted Funds

Primarily through the repayment of loans, the City receives HOME program income. Typically, the City estimates how much program income it will receive at the beginning of the fiscal year, and allocates this amount to activities and projects. Because the City has received more program income over the last few years than projected, there are additional HOME funds available to the City in the U. S. treasury for projects and activities. As of

K:\CityWide\PUBLIC\AI\VHA and CD Division staff reports\CC111808staffreport 2007 08 home budget amendment.doc

June 30, 2008, this amount was \$712,822. Of this amount, \$81,511 must be expended on CHDO project costs.

Staff recommends these additional funds be allocated later in FY 2008/2009, for a new affordable housing project or projects, which may be for-ownership or rental. Pursuant to the "Area of Focus" section of this report, staff will return to the City Council in January 2009 to discuss allocation of its affordable housing funds.

Fiscal Impact

The net effect of the staff recommendation is to reauthorize funding in FY 2008/2009 in a total amount of \$1,117,455 for activities that are in progress or are not yet underway. Because these are Federal funds, this action will have no impact on the General Fund.

Finally, as noted earlier, subsequent to the City Council's approval of the FY 2008/2009 HOME Program Budget, HUD increased the City's HOME Program allocation by \$31. This amount will be allocated pursuant to HOME Program guidelines.

RECOMMENDATION

Approve the carry over or close out of FY 2007/2008 HOME activities as shown in Attachment "B".

ALTERNATIVES CONSIDERED

The City benefits from its use of Federal HOME funds. By reauthorizing the funding for activities in progress or not yet underway, the City is able to accomplish the affordable housing objectives that have been adopted by the City Council. Therefore, no other alternatives were considered.

ENVIRONMENTAL REVIEW

An environmental review is not required for this action.

AREA OF FOCUS

Not applicable. This action is required pursuant to Federal HOME Program funding regulations.

PROPOSED ACTION

Adopt the enclosed resolution amending the FY 2008/2009 Federal HOME Program
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Budget.

DOCUMENTS AVAILABLE FOR REVIEW

Attachment "A" – Resolution

Attachment "B" – Carry Over and Close Out of Fiscal Year 2007/2008 HOME Activities

PREPARED BY/CONTACT:

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

Melinda Nestlerode, Acting Housing and Community Development Manager, (707) 648-4408, or mnestlerode@ci.vallejo.ca.us.

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

RESOLUTION NO. 08-__ N.C.

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

THAT WHEREAS, certain Federal HOME Investment Partnerships Program activities funded in Fiscal Year (FY) 2007/2008 have been completed.

WHEREAS, certain HOME FY 2007/2008 activities have not been completed, and the funds allocated to these activities should be carried over and approved for expenditure in Fiscal Year 2008/2009.

WHEREAS, after the adoption of the FY 2008/2009 HOME Program Budget by the City Council on June 24, 2008, the U. S. Department of Housing and Urban Development (HUD) increased the City's HOME Program entitlement grant allocation by \$31.

WHEREAS, the U. S. Department of Housing and Urban Development (HUD) requires the City of Vallejo to commit and expend its HOME Program funds in a timely manner.

WHEREAS, on November 6, 2008 the City Council adopted a resolution of intention to amend the FY 2008/2009 HOME Program Budget.

NOW THEREFORE BE IT RESOLVED that the City Council hereby amends the FY 2008/2009 HOME Program Budget as shown in Attachment "B".

ATTACHMENT "B"
CITY OF VALLEJO
CARRY OVER AND CLOSE OUT OF FISCAL YEAR 2007/2008 HOME PROGRAM ACTIVITIES

A	B	C	D	E	F	G
ACTIVITY/ ACCOUNT NUMBER	2007/2008 APPROPRIATION	UNSPENT BALANCE, 06/30/2008*	CONTRACT/PREVIOUS COUNCIL ACTION	PROPOSED BUDGET AMENDMENT	2008/2009 ALLOCATION**	REVISED 2008/2009 BUDGET
City Admin. (102-2101-463.xx-xx)	\$ 83,535				\$ 81,587	\$ 81,587
Rental or Ownership Housing Development (102-2101-463.40-13)	250,606	250,606		250,606	245,128	495,734
VNHS - Closing Costs (102-2101-463.40-60)	107,000	88,658		88,658	42,000	130,658
VNHS - CHDO Projects (102-2101-463.40-61)			1,992			1,992
Graham Gardens Sonoma/McLane, 12 Units 101,855	32,261	1,992				1,824
Sonoma/McLane, 4 Units 95,803	101,855	1,824		1,824		95,303
CHDO Project (TBD) 95,303	95,303	95,303		95,303	92,381	92,381
CHDO Project (TBD) 325,222	325,222	99,119	1,992	97,127	92,381	191,500
Subtotal, CHDO Projects						
VNHS - Rehab. Loans (102-2101-463.40-62)	329,186	154,588		154,588	120,836	275,424
VNHS - Homebuyer Loans (102-2101-463.40-63)	635,433	445,498		445,498	203,150	648,648
Unallocated (102-2101-463.40-66)	49,210	49,210		49,210		49,210
VNHS - CHDO Admin. (102-2101-463.40-67)						
CHDO Project (TBD) 31,768	31,768	31,768		31,768	30,793	31,768
CHDO Project (TBD) 31,768	31,768	31,768		31,768	30,793	30,793
Subtotal, CHDO Admin.						62,561
TOTAL	\$ 1,811,960	\$ 1,119,447	\$ 1,992	\$ 1,117,455	\$ 815,875	\$ 1,935,322
Memo:						
Additional Unallocated,						
CHDO Projects	\$ 81,511					
Additional Unallocated	631,311					
Total, Additional Unallocated	\$ 712,822					
Notes:						
*Unaudited						
**Of this amount, \$200,000 is estimated program income.						

CITY OF VALLEJO OFFICE OF THE CITY CLERK

November 12, 2008

TO: Honorable Mayor and Members of Council
FROM: Mary Ellsworth, City Clerk
SUBJECT: RESIGNATIONS OF ALVARO GARCIA AND GRAHAM BENTON FROM
THE COMMISSION ON CULTURE AND THE ARTS

Attached are letters of resignation from Alvaro Garcia and Graham Benton from the Commission on Culture and the Arts.

Mr. Garcia's resignation is by e-mail and is included with a list of the Commission's accomplishments and in response to my comment to him regarding the Commission's December meeting.

Mr. Benton was appointed by the California Maritime Academy as a representative of the Academy to the Commission in December 2001.

RESOLUTION NO. 08- N.C.

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

THAT WHEREAS, Alvaro Garcia was originally appointed to the Commission on Cultural and the Arts on March 12, 2002, and

WHEREAS, Graham Benton was appointed by the California Maritime Academy to represent the Academy on the Commission on Cultural and the Arts in December 2001..

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Vallejo does hereby accept, with regret, the resignations of Alvaro Garcia and Graham Benton from the Commission on Cultural and the Arts.

J:/commissions/resigns/resoGarciaCultural Commission 11-18-08



CAL MARITIME

Mary Ellsworth, City Clerk
555 Santa Clara Street
Vallejo, California 94590

November 7, 2008

Cc via email: Alvaro Garcia
Cc via email: Lynn Combs

Dear Mary Ellsworth and members of the Commission on Culture and the Arts,

It is with some sadness that I must tender my resignation from this commission. As has been made clear for the past six months or so, my increased duties at The California Maritime Academy (which include extensive travel commitments and evening teaching obligations) have seriously cut into my ability to function as a capable and responsible member of this committee. I am also in the process of moving out of Vallejo, which would render me ineligible to serve. Unfortunately, I have been unable to find another representative from CMA who would be willing to serve and who meets the residency requirements. I would rather the committee be able to meet quorum and function effectively, so it seems best at this point to resign and leave the seat vacant.

I have served on the Commission for six years; in that time I have learned a lot about the city of Vallejo and its passionate supporters of the arts. Truly, I have enjoyed my time working with you all

Sincerely,

Graham Benton
Associate Professor
Department of Maritime Policy and Management

RECEIVED
2008 NOV 10 AM 9:22
OFFICE OF THE
CITY CLERK
CITY OF VALLEJO

THE CALIFORNIA MARITIME ACADEMY

200 Maritime Academy Drive, Vallejo, CA 94590-8181 • PHONE (707) 654-1000 • FAX (707) 654-1001 • www.csum.edu

From: alvaro garcia <jagmar57@yahoo.com>
To: Mary Ellsworth <mellsworth@ci.vallejo.ca.us>
Date: 10/31/2008 6:29 PM
Subject: Re: List of Arts Commission Accomplishments

Mary,

Unfortunately no, I would love to serve and promote the cultural interests of this City, but not in the capacity in which I have been serving as a member of the Cultural Commission, so I will be resigning.

Thank you for all your help and understanding,


Alvaro

--- On Fri, 10/31/08, Mary Ellsworth <mellsworth@ci.vallejo.ca.us> wrote:

> From: Mary Ellsworth <mellsworth@ci.vallejo.ca.us>
> Subject: Re: List of Arts Commission Accomplishments
> To: jagmar57@yahoo.com
> Date: Friday, October 31, 2008, 8:35 AM
> Alvaro,
>
> Thanks so much. This is great. See you in December??
> Mary
>
> >>> alvaro garcia <jagmar57@yahoo.com>
> 10/30/2008 7:40 PM >>>
> Ad Hoc Committee,
> The Vallejo Commission for Culture and the Arts
> Statement of Intent-
> To provide a cultural calendar for the community.
> To recognize individuals/businesses who through their
> participation in the arts benefited the City of Vallejo as a
> whole at an annual "awards" ceremony.
> To showcase at said awards event a wide range of artists
> and performing groups, celebrating the incredibly diverse
> and noteworthy talent that enriches our cultural
> environment. Our partnership with VCAT, televising this
> event, has also ensured much needed exposure and created a
> wider, appreciative audience for these performers.
> To assist in the nonprofit arts re-granting process for the
> city with the Community Arts Foundation.
> To distribute funds/scholarships to students seeking to
> further their artistic development.
>
> Since all funds were cut to the Arts Commission several
> years ago.
> The cultural calendar which was a part of our budget money
> sent to GVRD had to be discontinued.
> The awards ceremony had to be moved from the Naval Museum
> to the JFK Library due to their rental fee structure.
> The awarding of scholarships to students was also cut. As
> a Commission we decided to take a proactive approach and
> began our own fundraising to support student scholarships at
> our annual awards ceremony

AFFIDAVIT OF FINANCE DIRECTOR

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

Date: 11/12/08 

Robert V. Stout
Director of Finance

Enclosures:

Check Register(s) Dated:

October 02, 2008	-	\$930,396.26
October 08, 2008	-	3,287,148.76
October 16, 2008	-	740,654.91
October 22, 2008	-	1,925,055.41
October 24, 2008	-	116,408.72
October 30, 2008	-	\$630,858.25

RESOLUTION NO. _____ N.C.

**A RESOLUTION RATIFYING THE PAYMENT OF CLAIMS FOR
THE TIME PERIOD OF OCTOBER 1, 2008 TO OCTOBER 31, 2008**

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

WHEREAS, pursuant to Vallejo Municipal Code section 2.02.360, the Finance Director has submitted a Check Register(s) showing the payment of claims for the time period of October 1, 2008 to October 31, 2008 for ratification by the City Council.

NOW, THEREFORE, BE IT RESOLVED that the claims enumerated on the attached Check Register(s), totaling \$7,630,522.31 for the respective amounts set opposite the name of each person or firm for the time period of October 1, 2008 to October 31, 2008 are hereby allowed and ratified.

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	677278	REDWOOD COAST PETROLEUM INC	EQUIPMENT R/M SERVICES	77.75	10/2/2008
GENERAL FUND	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	357.67	10/2/2008
GENERAL FUND	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	431.99	10/2/2008
GENERAL FUND	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	212.09	10/2/2008
GENERAL FUND	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	89.06	10/2/2008
GENERAL FUND	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	363.72	10/2/2008
GENERAL FUND	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	259.89	10/2/2008
GENERAL FUND	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	252.94	10/2/2008
Sub total of:GENERAL FUND				2,045.11	
STATE GAS TAX	677280	SYAR INDUSTRIES	ELECTRICAL SUPPLIES	102.01	10/2/2008
Sub total of:STATE GAS TAX				102.01	
CAPITAL OUTLAY FUND	677280	SYAR INDUSTRIES	GLEN COVE MAINTENANCE	22,480.58	10/2/2008
CAPITAL OUTLAY FUND	677280	SYAR INDUSTRIES	GLEN COVE MAINTENANCE	565.50	10/2/2008
CAPITAL OUTLAY FUND	677280	SYAR INDUSTRIES	GLEN COVE MAINTENANCE	13,426.39	10/2/2008
CAPITAL OUTLAY FUND	677280	SYAR INDUSTRIES	GLEN COVE MAINTENANCE	575.45	10/2/2008
CAPITAL OUTLAY FUND	677280	SYAR INDUSTRIES	GLEN COVE MAINTENANCE	174.90	10/2/2008
Sub total of:CAPITAL OUTLAY FUND				37,222.82	
WATER	677270	DELTA CONSERVATION CAMP CDF	OTHER SERVICES	224.20	10/2/2008
WATER	677276	MISC ACCOUNTS PAYABLE	TAPPING FEES	2,226.00	10/2/2008
WATER	677282	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	250.21	10/2/2008
WATER	677280	SYAR INDUSTRIES	SITE IMPROVEMENTS	113.01	10/2/2008
WATER	677280	SYAR INDUSTRIES	SITE IMPROVEMENTS	210.51	10/2/2008
WATER	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	414.18	10/2/2008
WATER	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	636.11	10/2/2008
WATER	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	221.77	10/2/2008
WATER	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	212.89	10/2/2008
WATER	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	221.44	10/2/2008
WATER	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	119.34	10/2/2008
WATER	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	123.95	10/2/2008
WATER	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	768.93	10/2/2008
WATER	677280	SYAR INDUSTRIES	SITE IMPROVEMENTS	153.99	10/2/2008
WATER	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	79.03	10/2/2008
WATER	677280	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	145.79	10/2/2008
Sub total of:WATER				6,121.35	
GREEN VALLEY/CURRY LAKES	677270	DELTA CONSERVATION CAMP CDF	GROUNDS R/M SERVICES	400.00	10/2/2008
Sub total of:GREEN VALLEY/CURRY LAKES				400.00	
WATER FAC TAX/CONNECT FEE	677276	MISC ACCOUNTS PAYABLE	WATER FACILITIES TAX	7,760.00	10/2/2008
WATER FAC TAX/CONNECT FEE	677276	MISC ACCOUNTS PAYABLE	FLEMING HILL UPGRADE	5,400.00	10/2/2008
Sub total of:WATER FAC TAX/CONNECT FEE				13,160.00	
LOCAL TRANSPORTATION	677275	MISC EMPLOYEE REIMBURSEMENT	OFFICIAL TRAVEL	350.00	10/2/2008
LOCAL TRANSPORTATION	677271	MISC EMPLOYEE REIMBURSEMENT	OFFICIAL TRAVEL	722.50	10/2/2008
LOCAL TRANSPORTATION	677278	REDWOOD COAST PETROLEUM INC	PUR TRANSP-PARATRANSIT	431.89	10/2/2008
LOCAL TRANSPORTATION	677278	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	11,445.08	10/2/2008
LOCAL TRANSPORTATION	677278	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	1,956.25	10/2/2008
LOCAL TRANSPORTATION	677278	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	13,814.04	10/2/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
LOCAL TRANSPORTATION	677278	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	13,076.37	10/2/2008
LOCAL TRANSPORTATION	677278	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	15,294.50	10/2/2008
LOCAL TRANSPORTATION	677278	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	10,648.80	10/2/2008
LOCAL TRANSPORTATION	677278	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,101.77	10/2/2008
LOCAL TRANSPORTATION	677278	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	23,343.84	10/2/2008
LOCAL TRANSPORTATION	677278	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	23,325.01	10/2/2008
Sub total of:LOCAL TRANSPORTATION				126,510.05	
TRANSPORTATION - CAPITAL	677279	SALT RIVER CONSTRUCTION	SITE IMPROVEMENTS	64,440.00	10/2/2008
Sub total of:TRANSPORTATION - CAPITAL				64,440.00	
CORPORATION SHOP	677278	REDWOOD COAST PETROLEUM INC	FUEL & LUBE SUPPLIES	26,707.05	10/2/2008
Sub total of:CORPORATION SHOP				26,707.05	
PAYROLL BENEFITS	677269	CAMP ASSOCIATION OF VALLEJO	UNION DUES - CAMP	540.00	10/2/2008
PAYROLL BENEFITS	677272	EMPLOYEE BENEFIT SPECIALISTS,	FLEX BENEFIT	715.05	10/2/2008
PAYROLL BENEFITS	677273	I.B.E.W.	UNION DUES-IBEW	4,612.50	10/2/2008
PAYROLL BENEFITS	677274	IAFF, LOCAL 1186	INSURANCE - CANCER IAFF	28.05	10/2/2008
PAYROLL BENEFITS	677274	IAFF, LOCAL 1186	UNION DUES-IAFF	9,665.10	10/2/2008
PAYROLL BENEFITS	677277	PERS - PUBLIC EMPLOYEE RETIRE	PERS - REGULAR	623,165.78	10/2/2008
PAYROLL BENEFITS	677277	PERS - PUBLIC EMPLOYEE RETIRE	PERS - 1959 SURVIVOR	182.28	10/2/2008
PAYROLL BENEFITS	677277	PERS - PUBLIC EMPLOYEE RETIRE	PERS BUYBACK	132.63	10/2/2008
PAYROLL BENEFITS	677277	PERS - PUBLIC EMPLOYEE RETIRE	PERS - REGULAR	(0.22)	10/2/2008
PAYROLL BENEFITS	677281	VALLEJO POLICE ASSOCIATION	UNION DUES-VPOA	14,646.70	10/2/2008
Sub total of:PAYROLL BENEFITS				653,687.87	
Grand Total:				\$930,396.26	

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	677673	24-7 EMS	OTHER PROFESSIONAL SERV	899.00	10/8/2008
GENERAL FUND	677284	ACCOUNTEMPS	OTHER PROFESSIONAL SERV	1,935.00	10/8/2008
GENERAL FUND	677284	ACCOUNTEMPS	OTHER PROFESSIONAL SERV	1,867.50	10/8/2008
GENERAL FUND	677284	ACCOUNTEMPS	OTHER PROFESSIONAL SERV	1,720.00	10/8/2008
GENERAL FUND	677284	ACCOUNTEMPS	OTHER PROFESSIONAL SERV	1,720.00	10/8/2008
GENERAL FUND	677289	ALHAMBRA	OFFICE SUPPLIES	32.94	10/8/2008
GENERAL FUND	677293	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	43.19	10/8/2008
GENERAL FUND	677293	ALOHA SAW & MOWER, INC	EQUIPMENT R/M SERVICES	81.54	10/8/2008
GENERAL FUND	677293	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	124.64	10/8/2008
GENERAL FUND	677295	AMERICAN CHILLER SERVICE INC	EQUIPMENT R/M SERVICES	520.00	10/8/2008
GENERAL FUND	677296	AMERICAN MESSAGING	TELECOMMUNICATIONS	24.04	10/8/2008
GENERAL FUND	677296	AMERICAN MESSAGING	TELECOMMUNICATIONS	16.45	10/8/2008
GENERAL FUND	677296	AMERICAN MESSAGING	RADIO R/M SERVICES	233.43	10/8/2008
GENERAL FUND	677297	AMERICAN PLANNING ASSOC	DUES & PUBLICATIONS	440.00	10/8/2008
GENERAL FUND	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	38.90	10/8/2008
GENERAL FUND	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	38.90	10/8/2008
GENERAL FUND	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	38.90	10/8/2008
GENERAL FUND	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	38.90	10/8/2008
GENERAL FUND	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	38.90	10/8/2008
GENERAL FUND	677301	ARAMARK UNIFORM SERVICES, INC	CLEANING & JANITORIAL	13.13	10/8/2008
GENERAL FUND	677301	ARAMARK UNIFORM SERVICES, INC	CLEANING & JANITORIAL	22.00	10/8/2008
GENERAL FUND	677301	ARAMARK UNIFORM SERVICES, INC	CLEANING & JANITORIAL	22.00	10/8/2008
GENERAL FUND	677301	ARAMARK UNIFORM SERVICES, INC	CLEANING & JANITORIAL	22.00	10/8/2008
GENERAL FUND	677301	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	8.80	10/8/2008
GENERAL FUND	677301	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	8.80	10/8/2008
GENERAL FUND	677301	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	8.80	10/8/2008
GENERAL FUND	677302	ARMENTA MANAGEMENT CONSULT	OTHER PROFESSIONAL SERV	4,660.00	10/8/2008
GENERAL FUND	677303	ARMOR HOLDING FORENSICS INC	OTHER SUPPLIES	141.74	10/8/2008
GENERAL FUND	677306	ASSOCIATED SERVICES CO.	OFFICE SUPPLIES	114.85	10/8/2008
GENERAL FUND	677307	AT&T	TELECOMMUNICATIONS	28.03	10/8/2008
GENERAL FUND	677308	AT&T DATACOMM INC	OTHER PROFESSIONAL SERV	9,956.00	10/8/2008
GENERAL FUND	677309	AT&T MOBILITY FKA CINGULAR WRI	TELECOMMUNICATIONS	103.46	10/8/2008
GENERAL FUND	677310	AT&T PAYMENT CENTER	TELECOMMUNICATIONS	285.83	10/8/2008
GENERAL FUND	677310	AT&T PAYMENT CENTER	TELECOMMUNICATIONS	285.83	10/8/2008
GENERAL FUND	677310	AT&T PAYMENT CENTER	TELECOMMUNICATIONS	285.82	10/8/2008
GENERAL FUND	677311	AT&T/MCI	TELECOMMUNICATIONS	33.56	10/8/2008
GENERAL FUND	677311	AT&T/MCI	TELECOMMUNICATIONS	19.23	10/8/2008
GENERAL FUND	677321	BAY ALARM CO.	BUILDING R & M SERVICES	327.75	10/8/2008
GENERAL FUND	677321	BAY ALARM CO.	BUILDING R & M SERVICES	542.77	10/8/2008
GENERAL FUND	677325	BENICIA VALLEJO HUMANE SOCIET	ANIMAL CONTROL SERVICES	27,574.00	10/8/2008
GENERAL FUND	677326	BERT WILLIAMS & SONS INC.	GENERAL R/M SUPPLIES	25.32	10/8/2008
GENERAL FUND	677329	BMI IMAGING SYSTEMS	EQUIPMENT R/M SERVICES	1,626.00	10/8/2008
GENERAL FUND	677332	BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	3,381.49	10/8/2008
GENERAL FUND	677338	CALIFORNIA BUILDING OFFICIALS	TRAINING & CONFERENCES	2,025.00	10/8/2008
GENERAL FUND	677339	CALIFORNIA PRESERVATION FOUN	TRAINING & CONFERENCES	165.00	10/8/2008
GENERAL FUND	677345	CARDWELL'S UNIFORMS	CLOTHING & UNIFORMS	1,610.63	10/8/2008
GENERAL FUND	677358	CLARK PEST CONTROL	BUILDING R & M SERVICES	75.00	10/8/2008
GENERAL FUND	677358	CLARK PEST CONTROL	BUILDING R & M SERVICES	109.00	10/8/2008
GENERAL FUND	677358	CLARK PEST CONTROL	BUILDING R & M SERVICES	144.00	10/8/2008
GENERAL FUND	677361	CODED SYSTEMS CORPORATION	OTHER PROFESSIONAL SERV	737.20	10/8/2008
GENERAL FUND	677362	COMCAST	TELECOMMUNICATIONS	3.62	10/8/2008
GENERAL FUND	677363	COMPLETE WELDER	OTHER SERVICES	44.59	10/8/2008
GENERAL FUND	677363	COMPLETE WELDER	OTHER SERVICES	52.15	10/8/2008
GENERAL FUND	677363	COMPLETE WELDER	OTHER SERVICES	59.56	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	677363	COMPLETE WELDER	OTHER SERVICES	31.90	10/8/2008
GENERAL FUND	677364	COMPUCOM SYSTEMS INC.	COMPUTER SOFTWARE MAINT	690.57	10/8/2008
GENERAL FUND	677367	CORPORATE-ONE	OTHER SUPPLIES	9.12	10/8/2008
GENERAL FUND	677367	CORPORATE-ONE	OTHER SUPPLIES	50.41	10/8/2008
GENERAL FUND	677367	CORPORATE-ONE	OFFICE SUPPLIES	204.00	10/8/2008
GENERAL FUND	677367	CORPORATE-ONE	OFFICE SUPPLIES	16.48	10/8/2008
GENERAL FUND	677367	CORPORATE-ONE	OFFICE SUPPLIES	12.08	10/8/2008
GENERAL FUND	677367	CORPORATE-ONE	OFFICE SUPPLIES	144.47	10/8/2008
GENERAL FUND	677367	CORPORATE-ONE	OFFICE SUPPLIES	10.18	10/8/2008
GENERAL FUND	677370	CUTTERS EDGE	EQUIPMENT R/M SERVICES	266.46	10/8/2008
GENERAL FUND	677372	D & H LANDSCAPING	GROUNDS R/M SERVICES	98.31	10/8/2008
GENERAL FUND	677372	D & H LANDSCAPING	GROUNDS R/M SERVICES	1,565.00	10/8/2008
GENERAL FUND	677376	DAY WIRELESS SYSTEMS	RADIO R/M SERVICES	1,441.00	10/8/2008
GENERAL FUND	677376	DAY WIRELESS SYSTEMS	EQUIPMENT R/M SERVICES	160.46	10/8/2008
GENERAL FUND	677376	DAY WIRELESS SYSTEMS	EQUIPMENT R/M SERVICES	3,064.25	10/8/2008
GENERAL FUND	677377	DEBRA F TONG, PSY	OTHER SERVICES	700.00	10/8/2008
GENERAL FUND	677380	DELL MARKETING LP	COMPUTER EQUIPMENT	2,720.94	10/8/2008
GENERAL FUND	677382	DILLON BREAD COMPANY	MISC. EXPENSES	165.36	10/8/2008
GENERAL FUND	677388	DOUG SHERMAN VIDEO SERVICES	EQUIPMENT R/M SERVICES	301.40	10/8/2008
GENERAL FUND	677392	EMPLOYEE BENEFIT SPECIALISTS,	OTHER SERVICES	120.00	10/8/2008
GENERAL FUND	677393	ENTERPRISE RENT A CAR	EQUIPMENT R/M SERVICES	240.69	10/8/2008
GENERAL FUND	677393	ENTERPRISE RENT A CAR	MACHINERY & EQUIP RENTAL	969.74	10/8/2008
GENERAL FUND	677393	ENTERPRISE RENT A CAR	MACHINERY & EQUIP RENTAL	1,094.73	10/8/2008
GENERAL FUND	677407	FIX AIR	BUILDING MATERIALS	54.87	10/8/2008
GENERAL FUND	677409	FORD MOTOR CREDIT COMPANY	EQUIPMENT R/M SERVICES	502.18	10/8/2008
GENERAL FUND	677409	FORD MOTOR CREDIT COMPANY	EQUIPMENT R/M SERVICES	501.63	10/8/2008
GENERAL FUND	677409	FORD MOTOR CREDIT COMPANY	MACHINERY & EQUIP RENTAL	4,128.00	10/8/2008
GENERAL FUND	677412	G E CAPITAL	EQUIPMENT R/M SERVICES	267.62	10/8/2008
GENERAL FUND	677416	GE CAPITAL	MACHINERY & EQUIP RENTAL	164.28	10/8/2008
GENERAL FUND	677418	GENERAL PLUMBING SUPPLY CO IN	BUILDING MATERIALS	434.08	10/8/2008
GENERAL FUND	677420	GRAINGER - CONCORD	GENERAL R/M SUPPLIES	350.97	10/8/2008
GENERAL FUND	677420	GRAINGER - CONCORD	GENERAL R/M SUPPLIES	231.71	10/8/2008
GENERAL FUND	677421	GRAYBAR ELECTRIC COMPANY INC	GENERAL R/M SUPPLIES	6.37	10/8/2008
GENERAL FUND	677421	GRAYBAR ELECTRIC COMPANY INC	ELECTRICAL SUPPLIES	242.53	10/8/2008
GENERAL FUND	677421	GRAYBAR ELECTRIC COMPANY INC	ELECTRICAL SUPPLIES	35.50	10/8/2008
GENERAL FUND	677431	HAL'S STOVE & APPLIANCE INC	BUILDING MATERIALS	43.27	10/8/2008
GENERAL FUND	677432	HALLS SAFE LOCK & ALARM CO	OTHER SUPPLIES	45.10	10/8/2008
GENERAL FUND	677432	HALLS SAFE LOCK & ALARM CO	OTHER SUPPLIES	6.44	10/8/2008
GENERAL FUND	677432	HALLS SAFE LOCK & ALARM CO	OTHER SUPPLIES	10.74	10/8/2008
GENERAL FUND	677432	HALLS SAFE LOCK & ALARM CO	GENERAL R/M SUPPLIES	34.36	10/8/2008
GENERAL FUND	677432	HALLS SAFE LOCK & ALARM CO	GENERAL R/M SUPPLIES	9.66	10/8/2008
GENERAL FUND	677432	HALLS SAFE LOCK & ALARM CO	OTHER SUPPLIES	13.96	10/8/2008
GENERAL FUND	677432	HALLS SAFE LOCK & ALARM CO	BUILDING MATERIALS	2.85	10/8/2008
GENERAL FUND	677437	HEWLETT PACKARD	COMPUTER EQUIPMENT	401.58	10/8/2008
GENERAL FUND	677438	HEWLETT-PACKARD FINANCIAL SV	MACHINERY & EQUIP RENTAL	523.59	10/8/2008
GENERAL FUND	677438	HEWLETT-PACKARD FINANCIAL SV	MACHINERY & EQUIP RENTAL	883.71	10/8/2008
GENERAL FUND	677440	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	125.52	10/8/2008
GENERAL FUND	677440	HOME DEPOT CREDIT SERVICES	BUILDING MATERIALS	17.76	10/8/2008
GENERAL FUND	677444	IDEAL COMPUTER SYSTEMS	COMPUTER HDWRD MAINT	348.97	10/8/2008
GENERAL FUND	677444	IDEAL COMPUTER SYSTEMS	COMPUTER HDWRD MAINT	912.00	10/8/2008
GENERAL FUND	677444	IDEAL COMPUTER SYSTEMS	EQUIPMENT R/M SERVICES	331.50	10/8/2008
GENERAL FUND	677446	IKON OFFICE SOLUTIONS	MACHINERY & EQUIP RENTAL	492.94	10/8/2008
GENERAL FUND	677447	INLAND BUSINESS MACHINES, INC	MACHINERY & EQUIP RENTAL	62.69	10/8/2008
GENERAL FUND	677448	INTERNATIONAL CODE COUNCIL IN	DUES & PUBLICATIONS	202.29	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	677451	ISLAND ENERGY	GAS & ELECTRICITY	1,899.98	10/8/2008
GENERAL FUND	677460	JOE A. GONSALVES & SON	OTHER PROFESSIONAL SERV	4,000.00	10/8/2008
GENERAL FUND	677465	KAISER PERMANENTE OHSS	RECRUITMENT SERVICES	855.00	10/8/2008
GENERAL FUND	677466	KELLY SERVICES INC	OTHER PROFESSIONAL SERV	439.32	10/8/2008
GENERAL FUND	677475	L.N.CURTIS & SONS	OTHER SUPPLIES	50.47	10/8/2008
GENERAL FUND	677475	L.N.CURTIS & SONS	SAFETY TRAINING SUPPLIES	1,197.13	10/8/2008
GENERAL FUND	677475	L.N.CURTIS & SONS	SAFETY TRAINING SUPPLIES	295.28	10/8/2008
GENERAL FUND	677476	LAFCO	DUES & PUBLICATIONS	57,618.14	10/8/2008
GENERAL FUND	677483	LIEBERT, CASSIDY, WHITMORE	OTHER PROFESSIONAL SERV	1,662.00	10/8/2008
GENERAL FUND	677489	MAIL PROCESSING ASSOCIATES	OTHER SERVICES	150.00	10/8/2008
GENERAL FUND	677490	MAILCALL MOBILE NOTARY SERVICE	OTHER SERVICES	75.00	10/8/2008
GENERAL FUND	677490	MAILCALL MOBILE NOTARY SERVICE	OTHER SERVICES	575.00	10/8/2008
GENERAL FUND	677492	MANAGEMENT PARTNERS INC	PREPAIDS	25,000.00	10/8/2008
GENERAL FUND	677492	MANAGEMENT PARTNERS INC	PREPAIDS	7,099.84	10/8/2008
GENERAL FUND	677496	MARK THOMAS & COMPANY	OTHER PROFESSIONAL SERV	10,367.50	10/8/2008
GENERAL FUND	677501	MBA OF CALIFORNIA INC	MACHINERY & EQUIP RENTAL	326.42	10/8/2008
GENERAL FUND	677503	MCDONOUGH, HOLLAND & ALLEN	OTHER PROFESSIONAL SERV	92.04	10/8/2008
GENERAL FUND	677506	MEDWASTE DISPOSAL SERVICE INC	OTHER PROFESSIONAL SERV	54.50	10/8/2008
GENERAL FUND	677509	MGT OF AMERICA INC	OTHER PROFESSIONAL SERV	2,325.00	10/8/2008
GENERAL FUND	677449	MISC ACCOUNTS PAYABLE	DUES & PUBLICATIONS	180.00	10/8/2008
GENERAL FUND	677373	MISC ACCOUNTS PAYABLE	BUILDING PERMITS	200.00	10/8/2008
GENERAL FUND	677330	MISC ACCOUNTS PAYABLE	OTHER PROFESSIONAL SERV	32.30	10/8/2008
GENERAL FUND	677537	MISC BUILDING PERMIT REFUNDS	BUILDING PERMITS	367.42	10/8/2008
GENERAL FUND	677538	MISC BUILDING PERMIT REFUNDS	BUILDING PERMITS	29.39	10/8/2008
GENERAL FUND	677537	MISC BUILDING PERMIT REFUNDS	PERMIT COORDINATION FEE	25.72	10/8/2008
GENERAL FUND	677536	MISC BUILDING PERMIT REFUNDS	GENERAL PLAN UPDATE FEE	11.02	10/8/2008
GENERAL FUND	677415	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	1,839.60	10/8/2008
GENERAL FUND	677464	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	255.22	10/8/2008
GENERAL FUND	677454	MISC EMPLOYEE REIMBURSEMENT	RADIO R/M SERVICES	69.99	10/8/2008
GENERAL FUND	677455	MISC EMPLOYEE REIMBURSEMENT	RADIO R/M SERVICES	69.99	10/8/2008
GENERAL FUND	677455	MISC EMPLOYEE REIMBURSEMENT	RADIO R/M SERVICES	69.99	10/8/2008
GENERAL FUND	677459	MISC EMPLOYEE REIMBURSEMENT	OTHER PROFESSIONAL SERV	875.00	10/8/2008
GENERAL FUND	677462	MISC EMPLOYEE REIMBURSEMENT	OTHER PROFESSIONAL SERV	875.00	10/8/2008
GENERAL FUND	677375	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	612.59	10/8/2008
GENERAL FUND	677455	MISC EMPLOYEE REIMBURSEMENT	RADIO R/M SERVICES	69.99	10/8/2008
GENERAL FUND	677455	MISC EMPLOYEE REIMBURSEMENT	RADIO R/M SERVICES	69.99	10/8/2008
GENERAL FUND	677555	MISC EMPLOYEE REIMBURSEMENT	SAFETY TRAINING SUPPLIES	77.98	10/8/2008
GENERAL FUND	677585	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	455.00	10/8/2008
GENERAL FUND	677586	MISC EMPLOYEE REIMBURSEMENT	AUTO MILEAGE REIMBURSE	170.92	10/8/2008
GENERAL FUND	677463	MISC EMPLOYEE REIMBURSEMENT	LONG-TERM CARE	137.77	10/8/2008
GENERAL FUND	677611	MISC EMPLOYEE REIMBURSEMENT	AUTO MILEAGE REIMBURSE	25.74	10/8/2008
GENERAL FUND	677470	MISC EMPLOYEE REIMBURSEMENT	OTHER SUPPLIES	119.87	10/8/2008
GENERAL FUND	677515	MOBILE MODULAR MGMT. CORP.	MACHINERY & EQUIP RENTAL	1,211.04	10/8/2008
GENERAL FUND	677515	MOBILE MODULAR MGMT. CORP.	MACHINERY & EQUIP RENTAL	852.26	10/8/2008
GENERAL FUND	677516	MORGAN ALARM COMPANY, INC.	BUILDING R & M SERVICES	190.80	10/8/2008
GENERAL FUND	677516	MORGAN ALARM COMPANY, INC.	MACHINERY & EQUIP RENTAL	45.00	10/8/2008
GENERAL FUND	677516	MORGAN ALARM COMPANY, INC.	MACHINERY & EQUIP RENTAL	105.00	10/8/2008
GENERAL FUND	677516	MORGAN ALARM COMPANY, INC.	MACHINERY & EQUIP RENTAL	2,117.49	10/8/2008
GENERAL FUND	677520	MSA REDWOOD EMPIRE CHAPTER	TRAINING & CONFERENCES	50.00	10/8/2008
GENERAL FUND	677520	MSA REDWOOD EMPIRE CHAPTER	MISC. EXPENSES	50.00	10/8/2008
GENERAL FUND	677526	NAPA FORD LINCOLN MERCURY	OTHER SUPPLIES	43.46	10/8/2008
GENERAL FUND	677526	NAPA FORD LINCOLN MERCURY	OTHER SUPPLIES	3.85	10/8/2008
GENERAL FUND	677526	NAPA FORD LINCOLN MERCURY	OTHER SUPPLIES	38.33	10/8/2008
GENERAL FUND	677527	NASHVILLE-MCLINTOCK	OTHER PROFESSIONAL SERV	384.58	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	677529	NATIONAL FIRE PROTECTION ASSO	DUES & PUBLICATIONS	150.00	10/8/2008
GENERAL FUND	677531	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	253.37	10/8/2008
GENERAL FUND	677531	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	249.64	10/8/2008
GENERAL FUND	677541	O C TANNER COMPANY	SPECIAL PROGRAMS-MISC.	335.05	10/8/2008
GENERAL FUND	677541	O C TANNER COMPANY	SPECIAL PROGRAMS-MISC.	560.47	10/8/2008
GENERAL FUND	677541	O C TANNER COMPANY	SPECIAL PROGRAMS-MISC.	535.55	10/8/2008
GENERAL FUND	677541	O C TANNER COMPANY	SPECIAL PROGRAMS-MISC.	594.64	10/8/2008
GENERAL FUND	677541	O C TANNER COMPANY	SPECIAL PROGRAMS-MISC.	457.50	10/8/2008
GENERAL FUND	677542	O'CONNOR LUMBER-ACE HARDWARE	BUILDING MATERIALS	47.73	10/8/2008
GENERAL FUND	677542	O'CONNOR LUMBER-ACE HARDWARE	BUILDING MATERIALS	32.12	10/8/2008
GENERAL FUND	677542	O'CONNOR LUMBER-ACE HARDWARE	ELECTRICAL SUPPLIES	18.23	10/8/2008
GENERAL FUND	677542	O'CONNOR LUMBER-ACE HARDWARE	BUILDING MATERIALS	4.51	10/8/2008
GENERAL FUND	677542	O'CONNOR LUMBER-ACE HARDWARE	OTHER SUPPLIES	28.43	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	181.81	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	76.29	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	14.67	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	32.51	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	11.55	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	8.77	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	COMPUTER SUPPLIES	62.80	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	COMPUTER SUPPLIES	67.64	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	222.73	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	220.01	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	1.93	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	89.83	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	77.20	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	10.61	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	105.64	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	16.41	10/8/2008
GENERAL FUND	677543	OFFICE DEPOT	OFFICE SUPPLIES	26.80	10/8/2008
GENERAL FUND	677545	ORRICK,HERRINGTON & SUTCLIFFE	LEGAL FEES	339,876.57	10/8/2008
GENERAL FUND	677547	OTIS ELEVATOR CO.	BUILDING R & M SERVICES	537.85	10/8/2008
GENERAL FUND	677552	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	97.45	10/8/2008
GENERAL FUND	677557	PITNEY BOWES PURCHASE POWER	POSTAGE	4,970.99	10/8/2008
GENERAL FUND	677560	POWELL BROS. FEED & PET SUPPL	GENERAL R/M SUPPLIES	7.87	10/8/2008
GENERAL FUND	677562	PREFERRED ALLIANCE INC	RECRUITMENT SERVICES	294.00	10/8/2008
GENERAL FUND	677563	QUEST MEDIA & SUPPLIES INC.	COMPUTER SOFTWARE MAINT	6,820.65	10/8/2008
GENERAL FUND	677563	QUEST MEDIA & SUPPLIES INC.	COMPUTER EQUIPMENT	2,500.00	10/8/2008
GENERAL FUND	677563	QUEST MEDIA & SUPPLIES INC.	COMPUTER SOFTWARE MAINT	208.10	10/8/2008
GENERAL FUND	677563	QUEST MEDIA & SUPPLIES INC.	COMPUTER EQUIPMENT	76.28	10/8/2008
GENERAL FUND	677569	RAY MORGAN COMPANY	MACHINERY & EQUIP RENTAL	976.69	10/8/2008
GENERAL FUND	677570	RED WING SHOE STORE	SAFETY TRAINING SUPPLIES	196.97	10/8/2008
GENERAL FUND	677575	ROBERT STOUT PETTY CASH	RECRUITMENT SERVICES	41.55	10/8/2008
GENERAL FUND	677575	ROBERT STOUT PETTY CASH	OTHER SERVICES	34.90	10/8/2008
GENERAL FUND	677575	ROBERT STOUT PETTY CASH	RECRUITMENT SERVICES	42.42	10/8/2008
GENERAL FUND	677575	ROBERT STOUT PETTY CASH	TRAINING & CONFERENCES	13.50	10/8/2008
GENERAL FUND	677575	ROBERT STOUT PETTY CASH	MISC. EXPENSES	18.00	10/8/2008
GENERAL FUND	677575	ROBERT STOUT PETTY CASH	TRAINING & CONFERENCES	18.00	10/8/2008
GENERAL FUND	677575	ROBERT STOUT PETTY CASH	LEGAL FEES	16.16	10/8/2008
GENERAL FUND	677575	ROBERT STOUT PETTY CASH	AUTO MILEAGE REIMBURSE	13.63	10/8/2008
GENERAL FUND	677575	ROBERT STOUT PETTY CASH	TRAINING & CONFERENCES	11.00	10/8/2008
GENERAL FUND	677575	ROBERT STOUT PETTY CASH	PRINTING & BINDING	10.00	10/8/2008
GENERAL FUND	677575	ROBERT STOUT PETTY CASH	OTHER SERVICES	38.62	10/8/2008
GENERAL FUND	677575	ROBERT STOUT PETTY CASH	OTHER SERVICES	17.11	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	677575	ROBERT STOUT PETTY CASH	MISC. EXPENSES	24.00	10/8/2008
GENERAL FUND	677578	RODRIGUES, LUPE	RETIREE MEDICAL EXPENSE	746.55	10/8/2008
GENERAL FUND	677588	SANDY SALERNO	OTHER SERVICES	17,750.00	10/8/2008
GENERAL FUND	677589	SATCOM GLOBAL FZE	TELECOMMUNICATIONS	305.55	10/8/2008
GENERAL FUND	677590	SCOTT S. WINTER	OTHER PROFESSIONAL SERV	2,500.00	10/8/2008
GENERAL FUND	677591	SECURITY-SHRED INC	OTHER SERVICES	210.00	10/8/2008
GENERAL FUND	677594	SHERWIN WILLIAMS	GENERAL R/M SUPPLIES	44.23	10/8/2008
GENERAL FUND	677596	SIGN*A*RAMA	MISC. EXPENSES	19.33	10/8/2008
GENERAL FUND	677600	SOLANO CTY AUDITOR-CONTROLLE	DUE TO COUNTY GOVERNMENT	33,256.00	10/8/2008
GENERAL FUND	677602	SOLANO DIVERSIFIED SERVICES	GROUND'S R/M SERVICES	131.00	10/8/2008
GENERAL FUND	677602	SOLANO DIVERSIFIED SERVICES	GROUND'S R/M SERVICES	1,446.00	10/8/2008
GENERAL FUND	677602	SOLANO DIVERSIFIED SERVICES	GROUND'S R/M SERVICES	1,446.00	10/8/2008
GENERAL FUND	677602	SOLANO DIVERSIFIED SERVICES	GROUND'S R/M SERVICES	131.00	10/8/2008
GENERAL FUND	677603	SOLANO EDC	OTHER PROFESSIONAL SERV	10,000.00	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	59.99	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	59.99	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	59.99	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	59.99	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	31.20	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	59.99	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	24.81	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	82.68	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	60.87	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	60.29	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	46.79	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	61.87	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	76.43	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	67.52	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	65.96	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	114.68	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	62.07	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	62.07	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	52.49	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	66.97	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	62.91	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	61.87	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	61.87	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	59.99	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	61.87	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	92.48	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	64.67	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	75.00	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	59.99	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	214.72	10/8/2008
GENERAL FUND	677605	SPRINT	TELECOMMUNICATIONS	49.99	10/8/2008
GENERAL FUND	677608	STAPLES BUSINESS ADVANTAGE	OFFICE SUPPLIES	207.03	10/8/2008
GENERAL FUND	677612	SUNGARD AVAILABILITY SERVICES	OTHER PROFESSIONAL SERV	3,739.00	10/8/2008
GENERAL FUND	677613	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	433.30	10/8/2008
GENERAL FUND	677613	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	179.06	10/8/2008
GENERAL FUND	677620	THE REPORTER	RECRUITMENT SERVICES	35.73	10/8/2008
GENERAL FUND	677625	TIMES-HERALD ADVERTISING	PUBLICITY & ADVERTISING	160.60	10/8/2008
GENERAL FUND	677625	TIMES-HERALD ADVERTISING	PUBLICITY & ADVERTISING	318.50	10/8/2008
GENERAL FUND	677627	TOYOTA VALLEJO	OTHER SUPPLIES	94.78	10/8/2008
GENERAL FUND	677631	UNITED PARCEL SERVICE	POSTAGE & MAILING	9.41	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	677631	UNITED PARCEL SERVICE	MISC. EXPENSES	54.82	10/8/2008
GENERAL FUND	677636	VALLEJO CONV & VISITORS BUREAU	VJO TOURISM BID (FR TOT)	44,271.00	10/8/2008
GENERAL FUND	677637	VALLEJO ELECTRIC MOTOR SHOP	ELECTRICAL SUPPLIES	175.33	10/8/2008
GENERAL FUND	677638	VALLEJO FIRE EXTINGUISHER	OTHER SERVICES	61.92	10/8/2008
GENERAL FUND	677638	VALLEJO FIRE EXTINGUISHER	OTHER SERVICES	13.96	10/8/2008
GENERAL FUND	677644	VALLEJO UNIFIED SCHOOL DIST	PRINTING & BINDING	742.54	10/8/2008
GENERAL FUND	677651	W W GRAINGER INC.	BUILDING MATERIALS	1,374.79	10/8/2008
GENERAL FUND	677654	WAYNE SCOTT	GROUNDS R/M SERVICES	145.00	10/8/2008
GENERAL FUND	677656	WEST GROUP PAYMENT CENTER	LAW LIBRARY PUBLICATIONS	2,248.95	10/8/2008
GENERAL FUND	677657	WEST LITE SUPPLY CO	ELECTRICAL SUPPLIES	540.22	10/8/2008
GENERAL FUND	677658	WESTAFF	OTHER SERVICES	622.08	10/8/2008
GENERAL FUND	677658	WESTAFF	OTHER SERVICES	777.60	10/8/2008
GENERAL FUND	677658	WESTAFF	OTHER PROFESSIONAL SERV	610.56	10/8/2008
GENERAL FUND	677658	WESTAFF	OTHER PROFESSIONAL SERV	715.50	10/8/2008
GENERAL FUND	677658	WESTAFF	OTHER PROFESSIONAL SERV	734.58	10/8/2008
GENERAL FUND	677658	WESTAFF	OTHER PROFESSIONAL SERV	601.02	10/8/2008
GENERAL FUND	677660	WETMORE SWIMMING POOL CO	GENERAL R/M SUPPLIES	9.61	10/8/2008
GENERAL FUND	677660	WETMORE SWIMMING POOL CO	GENERAL R/M SUPPLIES	364.00	10/8/2008
GENERAL FUND	677660	WETMORE SWIMMING POOL CO	GENERAL R/M SUPPLIES	20.35	10/8/2008
Sub total of:GENERAL FUND				706,361.99	
COMMUNITY DEV BLOCK GRANT	677400	FEDERAL EXPRESS	POSTAGE & MAILING	20.65	10/8/2008
COMMUNITY DEV BLOCK GRANT	677508	MELINDA NESTLERODE-PETTY CAS	MISC. EXPENSES	9.48	10/8/2008
COMMUNITY DEV BLOCK GRANT	677625	TIMES-HERALD ADVERTISING	PUBLICITY & ADVERTISING	640.00	10/8/2008
COMMUNITY DEV BLOCK GRANT	677641	VALLEJO NEIGHBORHOOD HOUSING		4,409.05	10/8/2008
Sub total of:COMMUNITY DEV BLOCK GRANT				5,079.18	
MARE ISLAND LEASING	677306	ASSOCIATED SERVICES CO.	OFFICE SUPPLIES	56.35	10/8/2008
MARE ISLAND LEASING	677400	FEDERAL EXPRESS	TECHNICAL STUDIES	134.16	10/8/2008
MARE ISLAND LEASING	677534	NORTH BAY JANITORIAL SERVICES	BUILDING R & M SERVICES	300.00	10/8/2008
MARE ISLAND LEASING	677545	ORRICK,HERRINGTON & SUTCLIFFE	LEGAL FEES	2,121.00	10/8/2008
MARE ISLAND LEASING	677615	T.Y. LIN INTERNATIONAL CCS	TECHNICAL STUDIES	29,293.28	10/8/2008
MARE ISLAND LEASING	677643	VALLEJO SANITATION & FLOOD	BUILDING R & M SERVICES	31.02	10/8/2008
Sub total of:MARE ISLAND LEASING				31,935.81	
MARE ISLAND CFD 2002-1	677285	AC3	OTHER SERVICES	360.00	10/8/2008
MARE ISLAND CFD 2002-1	677301	ARAMARK UNIFORM SERVICES, INC	CLOTHING & UNIFORMS	3.37	10/8/2008
MARE ISLAND CFD 2002-1	677301	ARAMARK UNIFORM SERVICES, INC	CLOTHING & UNIFORMS	3.37	10/8/2008
MARE ISLAND CFD 2002-1	677301	ARAMARK UNIFORM SERVICES, INC	CLOTHING & UNIFORMS	3.37	10/8/2008
MARE ISLAND CFD 2002-1	677322	BAY AREA BARRICADE, INC	OTHER R/M SUPPLIES	661.43	10/8/2008
MARE ISLAND CFD 2002-1	677355	CHRISP COMPANY	OTHER SERVICES	17,120.00	10/8/2008
MARE ISLAND CFD 2002-1	677372	D & H LANDSCAPING	OTHER SERVICES	275.00	10/8/2008
MARE ISLAND CFD 2002-1	677384	DIRECT LINE TELE RESPONSE	OTHER SERVICES	93.00	10/8/2008
MARE ISLAND CFD 2002-1	677396	ERRG INC	ESCA-DEDUCTIBLE	1,254.11	10/8/2008
MARE ISLAND CFD 2002-1	677435	HD SUPPLY WHITE CAP	OTHER R/M SUPPLIES	25,723.33	10/8/2008
MARE ISLAND CFD 2002-1	677435	HD SUPPLY WHITE CAP	OTHER R/M SUPPLIES	696.67	10/8/2008
MARE ISLAND CFD 2002-1	677451	ISLAND ENERGY	GAS & ELECTRICITY	2,374.46	10/8/2008
MARE ISLAND CFD 2002-1	677451	ISLAND ENERGY	GAS & ELECTRICITY	61.53	10/8/2008
MARE ISLAND CFD 2002-1	677451	ISLAND ENERGY	GAS & ELECTRICITY	532.38	10/8/2008
MARE ISLAND CFD 2002-1	677451	ISLAND ENERGY	GAS & ELECTRICITY	132.32	10/8/2008
MARE ISLAND CFD 2002-1	677451	ISLAND ENERGY	GAS & ELECTRICITY	2,849.98	10/8/2008
MARE ISLAND CFD 2002-1	677451	ISLAND ENERGY	GAS & ELECTRICITY	584.67	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
MARE ISLAND CFD 2002-1	677477	LANE SAFETY CO., INC	OTHER SERVICES	700.00	10/8/2008
MARE ISLAND CFD 2002-1	677643	VALLEJO SANITATION & FLOOD	WASTE DISPOSAL	53.64	10/8/2008
Sub total of:MARE ISLAND CFD 2002-1				53,482.63	
MARE IS 2005 1A CFD SERVC	677357	CITY OF VALLEJO-WATER BILLING	WATER	3,862.62	10/8/2008
MARE IS 2005 1A CFD SERVC	677372	D & H LANDSCAPING	GROUNDS R/M SERVICES	2,275.00	10/8/2008
Sub total of:MARE IS 2005 1A CFD SERVC				6,137.62	
HOUSING ADMINISTRATION	677346	CAROLINA PRINTING SERVICES	PRINTING & BINDING	163.57	10/8/2008
HOUSING ADMINISTRATION	677357	CITY OF VALLEJO-WATER BILLING	WATER	39.60	10/8/2008
HOUSING ADMINISTRATION	677357	CITY OF VALLEJO-WATER BILLING	WATER	251.33	10/8/2008
HOUSING ADMINISTRATION	677367	CORPORATE-ONE	OFFICE SUPPLIES	18.20	10/8/2008
HOUSING ADMINISTRATION	677367	CORPORATE-ONE	OFFICE SUPPLIES	63.52	10/8/2008
HOUSING ADMINISTRATION	677367	CORPORATE-ONE	OFFICE SUPPLIES	225.27	10/8/2008
HOUSING ADMINISTRATION	677367	CORPORATE-ONE	OFFICE SUPPLIES	(23.61)	10/8/2008
HOUSING ADMINISTRATION	677367	CORPORATE-ONE	OFFICE SUPPLIES	143.53	10/8/2008
HOUSING ADMINISTRATION	677367	CORPORATE-ONE	OFFICE SUPPLIES	222.93	10/8/2008
HOUSING ADMINISTRATION	677367	CORPORATE-ONE	OFFICE SUPPLIES	18.66	10/8/2008
HOUSING ADMINISTRATION	677400	FEDERAL EXPRESS	POSTAGE & MAILING	31.00	10/8/2008
HOUSING ADMINISTRATION	677447	INLAND BUSINESS MACHINES, INC	OTHER SERVICES	1,008.00	10/8/2008
HOUSING ADMINISTRATION	677447	INLAND BUSINESS MACHINES, INC	EQUIPMENT R/M SERVICES	165.28	10/8/2008
HOUSING ADMINISTRATION	677466	KELLY SERVICES INC	OTHER PROFESSIONAL SERV	865.20	10/8/2008
HOUSING ADMINISTRATION	677466	KELLY SERVICES INC	OTHER PROFESSIONAL SERV	1,442.00	10/8/2008
HOUSING ADMINISTRATION	677466	KELLY SERVICES INC	OTHER PROFESSIONAL SERV	1,442.00	10/8/2008
HOUSING ADMINISTRATION	677489	MAIL PROCESSING ASSOCIATES	OTHER PROFESSIONAL SERV	100.00	10/8/2008
HOUSING ADMINISTRATION	677508	MELINDA NESTLERODE-PETTY CAS	TRAINING & CONFERENCES	8.42	10/8/2008
HOUSING ADMINISTRATION	677508	MELINDA NESTLERODE-PETTY CAS	MISC. EXPENSES	12.00	10/8/2008
HOUSING ADMINISTRATION	677508	MELINDA NESTLERODE-PETTY CAS	TRAINING & CONFERENCES	33.00	10/8/2008
HOUSING ADMINISTRATION	677507	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	126.25	10/8/2008
HOUSING ADMINISTRATION	677493	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	54.00	10/8/2008
HOUSING ADMINISTRATION	677524	NAN MCKAY AND ASSOC	DUES & PUBLICATIONS	349.00	10/8/2008
HOUSING ADMINISTRATION	677602	SOLANO DIVERSIFIED SERVICES	BUILDING R & M SERVICES	149.00	10/8/2008
HOUSING ADMINISTRATION	677602	SOLANO DIVERSIFIED SERVICES	CLEANING & JANITORIAL	835.00	10/8/2008
HOUSING ADMINISTRATION	677605	SPRINT	TELECOMMUNICATIONS	61.87	10/8/2008
HOUSING ADMINISTRATION	677608	STAPLES BUSINESS ADVANTAGE	EQUIPMENT R/M SERVICES	96.53	10/8/2008
HOUSING ADMINISTRATION	677619	THE NELROD COMPANY	OTHER PROFESSIONAL SERV	1,788.00	10/8/2008
HOUSING ADMINISTRATION	677633	US POSTAL SERVICES-NEVADA	POSTAGE & MAILING	126.00	10/8/2008
HOUSING ADMINISTRATION	677639	VALLEJO GARBAGE SERVICE	WASTE DISPOSAL	256.33	10/8/2008
HOUSING ADMINISTRATION	677644	VALLEJO UNIFIED SCHOOL DIST	PRINTING & BINDING	288.99	10/8/2008
Sub total of:HOUSING ADMINISTRATION				10,360.87	
URBAN FOREST GRANT	677283	A-PLUS TREE SERVICE	GROUNDS R/M SERVICES	6,590.00	10/8/2008
URBAN FOREST GRANT	677390	E-Z TREE	GROUNDS R/M SERVICES	11,950.00	10/8/2008
URBAN FOREST GRANT	677390	E-Z TREE	GROUNDS R/M SERVICES	1,125.00	10/8/2008
URBAN FOREST GRANT	677390	E-Z TREE	GROUNDS R/M SERVICES	1,150.00	10/8/2008
URBAN FOREST GRANT	677390	E-Z TREE	GROUNDS R/M SERVICES	875.00	10/8/2008
URBAN FOREST GRANT	677404	FIGHTING BACK PARTNERSHIP	GROUNDS R/M SERVICES	5,708.72	10/8/2008
Sub total of:URBAN FOREST GRANT				27,398.72	
STATE GAS TAX	677324	BAYSHORE MATERIALS, INC.	ELECTRICAL SUPPLIES	96.10	10/8/2008
STATE GAS TAX	677381	DEPARTMENT OF TRANSPORTATIO	GAS & ELECTRICITY	1,120.69	10/8/2008
STATE GAS TAX	677391	ELIZALDE CONSTRUCTION	OTHER SERVICES	2,250.00	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
STATE GAS TAX	677502	MCCAIN TRAFFIC SUPPLY	ELECTRICAL SUPPLIES	250.00	10/8/2008
STATE GAS TAX	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	6,567.48	10/8/2008
STATE GAS TAX	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	44,982.81	10/8/2008
Sub total of:STATE GAS TAX				55,267.08	
STATE LANDS FUND	677334	BRISCOE IVESTER & BAZEL LLP	OTHER PROFESSIONAL SERV	12,670.00	10/8/2008
Sub total of:STATE LANDS FUND				12,670.00	
SOLID WASTE DISPOSAL	677387	DON R. BURNS	V G S GRANT	840.00	10/8/2008
SOLID WASTE DISPOSAL	677645	VALLEJO UNIFIED SCHOOL DIST	OTHER PROFESSIONAL SERV	25,000.00	10/8/2008
Sub total of:SOLID WASTE DISPOSAL				25,840.00	
HIDDENBROOKE COMM SVC DST	677372	D & H LANDSCAPING	R/M REHABILITATION	1,840.00	10/8/2008
HIDDENBROOKE COMM SVC DST	677372	D & H LANDSCAPING	R/M IRRIGATION	289.71	10/8/2008
HIDDENBROOKE COMM SVC DST	677372	D & H LANDSCAPING	R/M IRRIGATION	180.00	10/8/2008
HIDDENBROOKE COMM SVC DST	677372	D & H LANDSCAPING	R/M IRRIGATION	116.24	10/8/2008
HIDDENBROOKE COMM SVC DST	677372	D & H LANDSCAPING	R/M IRRIGATION	110.61	10/8/2008
HIDDENBROOKE COMM SVC DST	677372	D & H LANDSCAPING	R/M IRRIGATION	237.56	10/8/2008
HIDDENBROOKE COMM SVC DST	677372	D & H LANDSCAPING	R/M IRRIGATION	91.73	10/8/2008
HIDDENBROOKE COMM SVC DST	677372	D & H LANDSCAPING	R/M IRRIGATION	3,003.59	10/8/2008
HIDDENBROOKE COMM SVC DST	677372	D & H LANDSCAPING	R/M IRRIGATION	1,008.95	10/8/2008
HIDDENBROOKE COMM SVC DST	677372	D & H LANDSCAPING	R/M REHABILITATION	2,515.00	10/8/2008
HIDDENBROOKE COMM SVC DST	677372	D & H LANDSCAPING	GROUPS R/M SERVICES	11,757.14	10/8/2008
HIDDENBROOKE COMM SVC DST	677481	LEISUREMORE CORPORATION	R/M REHABILITATION	240.75	10/8/2008
HIDDENBROOKE COMM SVC DST	677498	MATTERI ELECTRIC	R/M REHABILITATION	361.00	10/8/2008
HIDDENBROOKE COMM SVC DST	677498	MATTERI ELECTRIC	R/M REHABILITATION	216.50	10/8/2008
Sub total of:HIDDENBROOKE COMM SVC DST				21,968.78	
TRAFFIC OFFENDER VEH-VETO	677495	MARK E COFFMAN INVESTIGATIONS	OTHER PROFESSIONAL SERV	632.70	10/8/2008
Sub total of:TRAFFIC OFFENDER VEH-VETO				632.70	
LANDSCAPE MAINT DIST-ADM	677432	HALLS SAFE LOCK & ALARM CO	OTHER SUPPLIES	9.67	10/8/2008
LANDSCAPE MAINT DIST-ADM	677526	NAPA FORD LINCOLN MERCURY	OTHER SUPPLIES	63.83	10/8/2008
LANDSCAPE MAINT DIST-ADM	677553	PAPA (PESTICIDE APPLICATORS)	TRAINING & CONFERENCES	70.00	10/8/2008
LANDSCAPE MAINT DIST-ADM	677605	SPRINT	TELECOMMUNICATIONS	37.65	10/8/2008
LANDSCAPE MAINT DIST-ADM	677627	TOYOTA VALLEJO	OTHER SUPPLIES	94.78	10/8/2008
Sub total of:LANDSCAPE MAINT DIST-ADM				275.93	
TOWN & COUNTRY LMD	677372	D & H LANDSCAPING	R/M VANDALISM	305.00	10/8/2008
Sub total of:TOWN & COUNTRY LMD				305.00	
COSTA DEL RIO (SEAVIEW)	677372	D & H LANDSCAPING	R/M REHABILITATION	90.00	10/8/2008
Sub total of:COSTA DEL RIO (SEAVIEW)				90.00	
RIDGECREST LMD	677642	VALLEJO RIDGECREST HOMEOWNE	GROUPS R/M SERVICES	2,264.47	10/8/2008
Sub total of:RIDGECREST LMD				2,264.47	
SOMMERSET I & II LMD	677372	D & H LANDSCAPING	R/M VANDALISM	145.00	10/8/2008
SOMMERSET I & II LMD	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	17.74	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
Sub total of:SOMMERSET I & II LMD				162.74	
WOODRIDGE LMD	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	16.88	10/8/2008
Sub total of:WOODRIDGE LMD				16.88	
SOMMERSET III LMD	677372	D & H LANDSCAPING	R/M REHABILITATION	1,540.56	10/8/2008
SOMMERSET III LMD	677372	D & H LANDSCAPING	R/M REHABILITATION	821.89	10/8/2008
SOMMERSET III LMD	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	8.87	10/8/2008
Sub total of:SOMMERSET III LMD				2,371.32	
N/E QUADRANT LMD	677372	D & H LANDSCAPING	R/M REHABILITATION	134.50	10/8/2008
N/E QUADRANT LMD	677372	D & H LANDSCAPING	R/M REHABILITATION	57.17	10/8/2008
N/E QUADRANT LMD	677372	D & H LANDSCAPING	R/M VANDALISM	90.00	10/8/2008
N/E QUADRANT LMD	677372	D & H LANDSCAPING	R/M REHABILITATION	250.26	10/8/2008
N/E QUADRANT LMD	677372	D & H LANDSCAPING	R/M REHABILITATION	261.34	10/8/2008
N/E QUADRANT LMD	677372	D & H LANDSCAPING	R/M REHABILITATION	135.00	10/8/2008
N/E QUADRANT LMD	677372	D & H LANDSCAPING	R/M REHABILITATION	564.23	10/8/2008
N/E QUADRANT LMD	677372	D & H LANDSCAPING	R/M VANDALISM	117.81	10/8/2008
N/E QUADRANT LMD	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	9.54	10/8/2008
N/E QUADRANT LMD	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	16.88	10/8/2008
N/E QUADRANT LMD	677552	PACIFIC GAS & ELECTRIC-SACRAMI	WATER	9.54	10/8/2008
Sub total of:N/E QUADRANT LMD				1,646.27	
GARTHE RANCH LMD	677372	D & H LANDSCAPING	R/M VANDALISM	401.39	10/8/2008
GARTHE RANCH LMD	677372	D & H LANDSCAPING	R/M VANDALISM	546.50	10/8/2008
GARTHE RANCH LMD	677372	D & H LANDSCAPING	R/M VANDALISM	360.68	10/8/2008
GARTHE RANCH LMD	677372	D & H LANDSCAPING	R/M VANDALISM	235.31	10/8/2008
GARTHE RANCH LMD	677372	D & H LANDSCAPING	R/M VANDALISM	138.63	10/8/2008
GARTHE RANCH LMD	677372	D & H LANDSCAPING	R/M VANDALISM	101.03	10/8/2008
GARTHE RANCH LMD	677372	D & H LANDSCAPING	R/M VANDALISM	283.98	10/8/2008
Sub total of:GARTHE RANCH LMD				2,067.52	
HUNTER RANCH I & II LMD	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	9.05	10/8/2008
Sub total of:HUNTER RANCH I & II LMD				9.05	
GLEN COVE I & II-CTRY PL	677372	D & H LANDSCAPING	R/M REHABILITATION	471.36	10/8/2008
GLEN COVE I & II-CTRY PL	677372	D & H LANDSCAPING	GROUPS R/M SERVICES	1,163.54	10/8/2008
Sub total of:GLEN COVE I & II-CTRY PL				1,634.90	
GLEN COVE III LMD	677372	D & H LANDSCAPING	R/M REHABILITATION	564.58	10/8/2008
GLEN COVE III LMD	677372	D & H LANDSCAPING	R/M VANDALISM	187.15	10/8/2008
GLEN COVE III LMD	677372	D & H LANDSCAPING	R/M REHABILITATION	300.00	10/8/2008
GLEN COVE III LMD	677372	D & H LANDSCAPING	GROUPS R/M SERVICES	19,744.41	10/8/2008
GLEN COVE III LMD	677498	MATTERI ELECTRIC	R/M REHABILITATION	213.75	10/8/2008
Sub total of:GLEN COVE III LMD				21,009.89	
MARINE WORLD LMD	677372	D & H LANDSCAPING	R/M VANDALISM	104.30	10/8/2008
MARINE WORLD LMD	677372	D & H LANDSCAPING	R/M VANDALISM	156.24	10/8/2008
Sub total of:MARINE WORLD LMD				260.54	

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
CAPITAL OUTLAY FUND	677324	BAYSHORE MATERIALS, INC.	GLEN COVE MAINTENANCE	111.62	10/8/2008
CAPITAL OUTLAY FUND	677324	BAYSHORE MATERIALS, INC.	GLEN COVE MAINTENANCE	228.70	10/8/2008
CAPITAL OUTLAY FUND	677353	CHAVEZ TRUCKING	GLEN COVE MAINTENANCE	6,355.00	10/8/2008
CAPITAL OUTLAY FUND	677353	CHAVEZ TRUCKING	GLEN COVE MAINTENANCE	6,519.00	10/8/2008
CAPITAL OUTLAY FUND	677391	ELIZALDE CONSTRUCTION	GLEN COVE MAINTENANCE	8,670.00	10/8/2008
CAPITAL OUTLAY FUND	677613	SYAR INDUSTRIES	GLEN COVE MAINTENANCE	2,061.16	10/8/2008
CAPITAL OUTLAY FUND	677613	SYAR INDUSTRIES	GLEN COVE MAINTENANCE	106.85	10/8/2008
CAPITAL OUTLAY FUND	677613	SYAR INDUSTRIES	GLEN COVE MAINTENANCE	17,203.71	10/8/2008
Sub total of:CAPITAL OUTLAY FUND				41,256.04	
TRANSP. IMPACT MITIGATION	677513	MINUTEMAN PRESS	SITE IMPROVEMENTS	54.22	10/8/2008
TRANSP. IMPACT MITIGATION	677513	MINUTEMAN PRESS	SITE IMPROVEMENTS	99.32	10/8/2008
TRANSP. IMPACT MITIGATION	677552	PACIFIC GAS & ELECTRIC-SACRAMI	SITE IMPROVEMENTS	13.88	10/8/2008
TRANSP. IMPACT MITIGATION	677552	PACIFIC GAS & ELECTRIC-SACRAMI	SITE IMPROVEMENTS	13.68	10/8/2008
TRANSP. IMPACT MITIGATION	677552	PACIFIC GAS & ELECTRIC-SACRAMI	SITE IMPROVEMENTS	11.91	10/8/2008
TRANSP. IMPACT MITIGATION	677552	PACIFIC GAS & ELECTRIC-SACRAMI	SITE IMPROVEMENTS	14.18	10/8/2008
TRANSP. IMPACT MITIGATION	677552	PACIFIC GAS & ELECTRIC-SACRAMI	SITE IMPROVEMENTS	20.83	10/8/2008
TRANSP. IMPACT MITIGATION	677552	PACIFIC GAS & ELECTRIC-SACRAMI	SITE IMPROVEMENTS	39.44	10/8/2008
TRANSP. IMPACT MITIGATION	677552	PACIFIC GAS & ELECTRIC-SACRAMI	SITE IMPROVEMENTS	32.82	10/8/2008
TRANSP. IMPACT MITIGATION	677552	PACIFIC GAS & ELECTRIC-SACRAMI	SITE IMPROVEMENTS	12.01	10/8/2008
TRANSP. IMPACT MITIGATION	677552	PACIFIC GAS & ELECTRIC-SACRAMI	SITE IMPROVEMENTS	12.27	10/8/2008
TRANSP. IMPACT MITIGATION	677552	PACIFIC GAS & ELECTRIC-SACRAMI	SITE IMPROVEMENTS	50.03	10/8/2008
TRANSP. IMPACT MITIGATION	677617	TELL RENTALS	SITE IMPROVEMENTS	60.69	10/8/2008
Sub total of:TRANSP. IMPACT MITIGATION				435.28	
NORTHGATE BENEFIT #93-1	677539	MISC ACCOUNTS PAYABLE	SITE IMPROVEMENTS	447,844.95	10/8/2008
NORTHGATE BENEFIT #93-1	677540	MISC ACCOUNTS PAYABLE	SITE IMPROVEMENTS	13,540.05	10/8/2008
Sub total of:NORTHGATE BENEFIT #93-1				461,385.00	
NEQ 2003-1 IMP BOND	677540	MISC ACCOUNTS PAYABLE	OTHER PROFESSIONAL SERV	29,337.95	10/8/2008
Sub total of:NEQ 2003-1 IMP BOND				29,337.95	
DOWNTOWN DEVELOP CAP PROJ	677400	FEDERAL EXPRESS	STREETSCAPE DESIGN	36.92	10/8/2008
Sub total of:DOWNTOWN DEVELOP CAP PROJ				36.92	
VALLEJO STATION	677385	DMJM + HARRIS INC	BUS TRANSIT CENTER	66,322.80	10/8/2008
VALLEJO STATION	677434	HARRIS & ASSOCIATES	A&R CONSULTANT	3,060.00	10/8/2008
VALLEJO STATION	677434	HARRIS & ASSOCIATES	E&D CONSULTANT	48,197.49	10/8/2008
VALLEJO STATION	677548	OVERLAND,PACIFIC& CUTLER	A&R CONSULTANT	3,143.50	10/8/2008
VALLEJO STATION	677653	WATRY DESIGN INC.	VALLEJO STATION & ENV	36,411.84	10/8/2008
Sub total of:VALLEJO STATION				157,135.63	
WATER	677284	ACCONTEMPS	OTHER PROFESSIONAL SERV	944.00	10/8/2008
WATER	677284	ACCONTEMPS	OTHER PROFESSIONAL SERV	944.00	10/8/2008
WATER	677293	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	52.59	10/8/2008
WATER	677296	AMERICAN MESSAGING	TELECOMMUNICATIONS	8.86	10/8/2008
WATER	677296	AMERICAN MESSAGING	TELECOMMUNICATIONS	8.86	10/8/2008
WATER	677296	AMERICAN MESSAGING	TELECOMMUNICATIONS	12.91	10/8/2008
WATER	677298	AMERIGAS-SEBASTOPOL	GAS & ELECTRICITY	343.23	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	3.99	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	3.99	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
WATER	677301	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	3.99	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	3.99	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	3.99	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	31.64	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	6.51	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	31.64	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	6.51	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	31.64	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	6.51	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	31.64	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	6.51	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	31.64	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	6.51	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	67.54	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	67.25	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	111.99	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	67.54	10/8/2008
WATER	677301	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	67.25	10/8/2008
WATER	677305	ASSOCIATED CONSTRUCTORS, INC	OTHER SERVICES	4,011.19	10/8/2008
WATER	677312	ATLAS COPCO COMPRESSORS INC	GENERAL R/M SUPPLIES	510.49	10/8/2008
WATER	677312	ATLAS COPCO COMPRESSORS INC	OTHER SERVICES	615.49	10/8/2008
WATER	677315	AWWA	DUES & PUBLICATIONS	173.00	10/8/2008
WATER	677316	AWWA CALIFORNIA-NEVADA SECTI	TRAINING & CONFERENCES	120.00	10/8/2008
WATER	677323	BAY COUNTIES WELDING SUPPLY	MACHINERY & EQUIP RENTAL	123.28	10/8/2008
WATER	677324	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	82.68	10/8/2008
WATER	677324	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	102.01	10/8/2008
WATER	677331	BORGES & MAHONEY	CHEMICAL SUPPLIES	489.89	10/8/2008
WATER	677333	BRENNTAG PACIFIC INC	CHEMICAL SUPPLIES	13,305.66	10/8/2008
WATER	677336	CA DEPT OF PUBLIC HEATH	OTHER PROFESSIONAL SERV	12,491.71	10/8/2008
WATER	677336	CA DEPT OF PUBLIC HEATH	TRAINING & CONFERENCES	80.00	10/8/2008
WATER	677336	CA DEPT OF PUBLIC HEATH	TRAINING & CONFERENCES	70.00	10/8/2008
WATER	677336	CA DEPT OF PUBLIC HEATH	TRAINING & CONFERENCES	80.00	10/8/2008
WATER	677337	CALCHEM ENTERPRISES	CHEMICAL SUPPLIES	14,457.30	10/8/2008
WATER	677344	CAPITAL RUBBER COMPANY, LTD	MISC SUPPLIES	141.74	10/8/2008
WATER	677356	CITY OF FAIRFIELD	LABORATORY SERVICES	125.00	10/8/2008
WATER	677358	CLARK PEST CONTROL	BUILDING R & M SERVICES	89.00	10/8/2008
WATER	677367	CORPORATE-ONE	OFFICE SUPPLIES	9.65	10/8/2008
WATER	677367	CORPORATE-ONE	OFFICE SUPPLIES	107.41	10/8/2008
WATER	677367	CORPORATE-ONE	OTHER SUPPLIES	214.74	10/8/2008
WATER	677383	DIONEX CORPORATION	LABORATORY SUPPLIES	404.23	10/8/2008
WATER	677394	ENVIRONMENTAL RESOURCE ASSC	LABORATORY SUPPLIES	45.34	10/8/2008
WATER	677400	FEDERAL EXPRESS	POSTAGE & MAILING	210.43	10/8/2008
WATER	677400	FEDERAL EXPRESS	POSTAGE & MAILING	216.31	10/8/2008
WATER	677400	FEDERAL EXPRESS	POSTAGE & MAILING	229.66	10/8/2008
WATER	677401	FERGUSON ENTERPRISES INC #695	GENERAL R/M SUPPLIES	436.69	10/8/2008
WATER	677401	FERGUSON ENTERPRISES INC #695	MISC SUPPLIES	104.37	10/8/2008
WATER	677401	FERGUSON ENTERPRISES INC #695	MISC SUPPLIES	2,115.28	10/8/2008
WATER	677401	FERGUSON ENTERPRISES INC #695	MISC SUPPLIES	4,264.95	10/8/2008
WATER	677406	FISHER SCIENTIFIC	LABORATORY SUPPLIES	161.97	10/8/2008
WATER	677406	FISHER SCIENTIFIC	LABORATORY SUPPLIES	28.34	10/8/2008
WATER	677417	GENERAL CHEMICAL PERFORMANC	CHEMICAL SUPPLIES	4,707.68	10/8/2008
WATER	677417	GENERAL CHEMICAL PERFORMANC	CHEMICAL SUPPLIES	4,808.04	10/8/2008
WATER	677425	GROENIGER & COMPANY	MISC SUPPLIES	1,704.69	10/8/2008
WATER	677425	GROENIGER & COMPANY	MISC SUPPLIES	5,476.13	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
WATER	677425	GROENIGER & COMPANY	MISC SUPPLIES	189.41	10/8/2008
WATER	677430	HACH COMPANY	CHEMICAL SUPPLIES	131.39	10/8/2008
WATER	677430	HACH COMPANY	CHEMICAL SUPPLIES	404.35	10/8/2008
WATER	677433	HARRINGTON INDUSTRIAL PLASTIC	GENERAL R/M SUPPLIES	902.69	10/8/2008
WATER	677440	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	106.45	10/8/2008
WATER	677445	IDEXX DISTRIBUTION CORP	LABORATORY SUPPLIES	335.02	10/8/2008
WATER	677452	J & E GONZALEZ CONSTRUCTION	BUILDING R & M SERVICES	200.00	10/8/2008
WATER	677452	J & E GONZALEZ CONSTRUCTION	BUILDING R & M SERVICES	2,500.00	10/8/2008
WATER	677461	JOHNNY ON THE SPOT	BUILDING R & M SERVICES	166.43	10/8/2008
WATER	677461	JOHNNY ON THE SPOT	BUILDING R & M SERVICES	40.00	10/8/2008
WATER	677468	KEN BYRD	TRAINING & CONFERENCES	170.00	10/8/2008
WATER	677472	KEY EQUIPMENT FINANCE	OTHER SERVICES	433.18	10/8/2008
WATER	677474	KUBRA DATA TRANSFER LTD	POSTAGE & MAILING	2,675.56	10/8/2008
WATER	677474	KUBRA DATA TRANSFER LTD	POSTAGE & MAILING	10,895.06	10/8/2008
WATER	677505	MCMaster-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	47.63	10/8/2008
WATER	677505	MCMaster-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	90.15	10/8/2008
WATER	677505	MCMaster-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	(75.40)	10/8/2008
WATER	677512	MILLIPORE CORPORATION	LABORATORY SUPPLIES	215.73	10/8/2008
WATER	677469	MISC ACCOUNTS PAYABLE	OTHER SUPPLIES	300.00	10/8/2008
WATER	677395	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	200.08	10/8/2008
WATER	677579	MISC EMPLOYEE REIMBURSEMENT	CONSERVATION SERVICES	237.50	10/8/2008
WATER	677374	MISC EMPLOYEE REIMBURSEMENT	DUES & PUBLICATIONS	60.00	10/8/2008
WATER	677419	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	804.93	10/8/2008
WATER	677525	MISC EMPLOYEE REIMBURSEMENT	LABORATORY SUPPLIES	32.64	10/8/2008
WATER	677441	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	43.36	10/8/2008
WATER	677504	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	35.55	10/8/2008
WATER	677442	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	55.26	10/8/2008
WATER	677349	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	57.20	10/8/2008
WATER	677287	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	330.10	10/8/2008
WATER	677487	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	28.52	10/8/2008
WATER	677428	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	51.02	10/8/2008
WATER	677408	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	55.14	10/8/2008
WATER	677593	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	65.44	10/8/2008
WATER	677378	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	82.93	10/8/2008
WATER	677436	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	86.04	10/8/2008
WATER	677598	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	74.23	10/8/2008
WATER	677317	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	75.74	10/8/2008
WATER	677366	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	53.08	10/8/2008
WATER	677480	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	8.85	10/8/2008
WATER	677517	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	38.55	10/8/2008
WATER	677628	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	85.47	10/8/2008
WATER	677299	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	11.17	10/8/2008
WATER	677453	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	18.38	10/8/2008
WATER	677580	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	55.67	10/8/2008
WATER	677350	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	35.68	10/8/2008
WATER	677577	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	21.21	10/8/2008
WATER	677666	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	88.92	10/8/2008
WATER	677532	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	8.53	10/8/2008
WATER	677491	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	8.94	10/8/2008
WATER	677499	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	37.13	10/8/2008
WATER	677655	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	64.28	10/8/2008
WATER	677304	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	138.38	10/8/2008
WATER	677439	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	23.97	10/8/2008
WATER	677573	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	67.50	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
WATER	677397	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	64.70	10/8/2008
WATER	677426	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	17.34	10/8/2008
WATER	677623	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	29.10	10/8/2008
WATER	677359	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	24.34	10/8/2008
WATER	677352	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	93.62	10/8/2008
WATER	677389	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	50.28	10/8/2008
WATER	677319	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	9.58	10/8/2008
WATER	677313	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	17.33	10/8/2008
WATER	677533	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	19.20	10/8/2008
WATER	677405	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	631.92	10/8/2008
WATER	677621	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	80.26	10/8/2008
WATER	677568	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	10.46	10/8/2008
WATER	677386	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	94.28	10/8/2008
WATER	677646	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	12.06	10/8/2008
WATER	677342	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	94.28	10/8/2008
WATER	677427	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	29.15	10/8/2008
WATER	677652	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	75.74	10/8/2008
WATER	677514	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	49.71	10/8/2008
WATER	677320	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	39.74	10/8/2008
WATER	677379	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	69.56	10/8/2008
WATER	677546	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	33.17	10/8/2008
WATER	677663	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	94.28	10/8/2008
WATER	677479	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	59.26	10/8/2008
WATER	677413	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	86.04	10/8/2008
WATER	677399	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	178.31	10/8/2008
WATER	677606	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	96.34	10/8/2008
WATER	677665	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	92.22	10/8/2008
WATER	677318	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	98.40	10/8/2008
WATER	677318	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	10.84	10/8/2008
WATER	677354	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	55.14	10/8/2008
WATER	677567	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	65.44	10/8/2008
WATER	677669	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	43.76	10/8/2008
WATER	677500	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	94.28	10/8/2008
WATER	677566	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	38.37	10/8/2008
WATER	677583	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	94.28	10/8/2008
WATER	677410	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	32.84	10/8/2008
WATER	677670	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	483.23	10/8/2008
WATER	677518	MORTON SALT	CHEMICAL SUPPLIES	983.97	10/8/2008
WATER	677520	MSA REDWOOD EMPIRE CHAPTER	DUES & PUBLICATIONS	50.00	10/8/2008
WATER	677522	MWH LABORATORIES	LABORATORY SERVICES	275.00	10/8/2008
WATER	677522	MWH LABORATORIES	LABORATORY SERVICES	75.00	10/8/2008
WATER	677530	NEWCOMB & SONS	OTHER SUPPLIES	3.76	10/8/2008
WATER	677542	O'CONNOR LUMBER-ACE HARDWARE	GENERAL R/M SUPPLIES	5.36	10/8/2008
WATER	677542	O'CONNOR LUMBER-ACE HARDWARE	GENERAL R/M SUPPLIES	31.13	10/8/2008
WATER	677542	O'CONNOR LUMBER-ACE HARDWARE	GENERAL R/M SUPPLIES	26.47	10/8/2008
WATER	677543	OFFICE DEPOT	OFFICE SUPPLIES	18.63	10/8/2008
WATER	677543	OFFICE DEPOT	OFFICE SUPPLIES	80.45	10/8/2008
WATER	677543	OFFICE DEPOT	OFFICE SUPPLIES	82.65	10/8/2008
WATER	677543	OFFICE DEPOT	OFFICE SUPPLIES	5.84	10/8/2008
WATER	677543	OFFICE DEPOT	CONSERVATION SUPPLIES	433.19	10/8/2008
WATER	677543	OFFICE DEPOT	OFFICE SUPPLIES	72.91	10/8/2008
WATER	677544	OLIN CORPORATION	CHEMICAL SUPPLIES	8,699.40	10/8/2008
WATER	677544	OLIN CORPORATION	CHEMICAL SUPPLIES	6,839.66	10/8/2008
WATER	677547	OTIS ELEVATOR CO.	EQUIPMENT R/M SERVICES	172.71	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	266.16	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	9.17	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	60.41	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	13.31	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	27,060.28	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	1,817.63	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	94.66	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	400.91	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	13.31	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	860.35	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	249.88	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	12.86	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	13.78	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	213.57	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	1,191.97	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	17.65	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	304.62	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	34.03	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	111,023.46	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	21,290.53	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	3,062.58	10/8/2008
WATER	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	68.66	10/8/2008
WATER	677556	PINPOINT PRODUCTS	EQUIPMENT R/M SERVICES	368.88	10/8/2008
WATER	677556	PINPOINT PRODUCTS	EQUIPMENT R/M SERVICES	378.20	10/8/2008
WATER	677558	PITTSBURG WINNELSON	GENERAL R/M SUPPLIES	30.88	10/8/2008
WATER	677561	PRAXAIR, INC.	CHEMICAL SUPPLIES	1,881.07	10/8/2008
WATER	677561	PRAXAIR, INC.	CHEMICAL SUPPLIES	1,952.84	10/8/2008
WATER	677564	R & S ERECTION OF VALLEJO	OTHER SERVICES	278.33	10/8/2008
WATER	677565	R.F. MACDONALD CO	MISC EQUIPMENT	3,563.05	10/8/2008
WATER	677570	RED WING SHOE STORE	CLOTHING & UNIFORMS	100.00	10/8/2008
WATER	677572	REXEL NORCAL VALLEY INC.	GENERAL R/M SUPPLIES	115.92	10/8/2008
WATER	677572	REXEL NORCAL VALLEY INC.	GENERAL R/M SUPPLIES	17.17	10/8/2008
WATER	677575	ROBERT STOUT PETTY CASH	COMPUTER SUPPLIES	9.27	10/8/2008
WATER	677587	SANDERSON SAFETY SUPPLY CO	MISC SUPPLIES	136.75	10/8/2008
WATER	677587	SANDERSON SAFETY SUPPLY CO	MISC SUPPLIES	665.73	10/8/2008
WATER	677587	SANDERSON SAFETY SUPPLY CO	MISC SUPPLIES	120.80	10/8/2008
WATER	677587	SANDERSON SAFETY SUPPLY CO	MISC SUPPLIES	713.83	10/8/2008
WATER	677587	SANDERSON SAFETY SUPPLY CO	MISC SUPPLIES	2,118.02	10/8/2008
WATER	677594	SHERWIN WILLIAMS	GENERAL R/M SUPPLIES	131.85	10/8/2008
WATER	677594	SHERWIN WILLIAMS	GENERAL R/M SUPPLIES	(0.76)	10/8/2008
WATER	677595	SHIELDS HARPER & CO - OAKLAND	OTHER SUPPLIES	51.01	10/8/2008
WATER	677601	SOLANO CTY DEPT OF RESOURCE	OTHER PROFESSIONAL SERV	294.00	10/8/2008
WATER	677601	SOLANO CTY DEPT OF RESOURCE	DUES & PUBLICATIONS	39.00	10/8/2008
WATER	677601	SOLANO CTY DEPT OF RESOURCE	GENERAL R/M SUPPLIES	802.94	10/8/2008
WATER	677610	STOCKTON PIPE & SUPPLY	GENERAL R/M SUPPLIES	814.87	10/8/2008
WATER	677613	SYAR INDUSTRIES	SITE IMPROVEMENTS	461.46	10/8/2008
WATER	677613	SYAR INDUSTRIES	SITE IMPROVEMENTS	399.17	10/8/2008
WATER	677613	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	179.94	10/8/2008
WATER	677613	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	113.80	10/8/2008
WATER	677613	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	2,243.16	10/8/2008
WATER	677618	TELSTAR	OTHER SERVICES	1,002.25	10/8/2008
WATER	677618	TELSTAR	OTHER SERVICES	1,500.00	10/8/2008
WATER	677618	TELSTAR	OTHER SERVICES	1,045.01	10/8/2008
WATER	677618	TELSTAR	OTHER SERVICES	792.79	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
WATER	677624	TIFCO INDUSTRIES	MISC SUPPLIES	1,221.59	10/8/2008
WATER	677631	UNITED PARCEL SERVICE	POSTAGE & MAILING	72.59	10/8/2008
WATER	677650	VWR SCIENTIFIC	LABORATORY SUPPLIES	236.91	10/8/2008
WATER	677650	VWR SCIENTIFIC	LABORATORY SUPPLIES	113.40	10/8/2008
WATER	677651	W W GRAINGER INC.	MISC SUPPLIES	518.03	10/8/2008
WATER	677657	WEST LITE SUPPLY CO	GENERAL R/M SUPPLIES	807.98	10/8/2008
WATER	677658	WESTAFF	OTHER SERVICES	1,555.20	10/8/2008
WATER	677658	WESTAFF	OTHER SERVICES	1,555.20	10/8/2008
WATER	677662	WHEELER-SONOMA PRINTERS	MISC. EXPENSES	92.34	10/8/2008
WATER	677671	YES OF COURSE INC	OTHER SUPPLIES	18.36	10/8/2008
WATER	677671	YES OF COURSE INC	OTHER SUPPLIES	(4.00)	10/8/2008
WATER	677672	ZEE MEDICAL CO	GENERAL R/M SUPPLIES	376.28	10/8/2008
Sub total of:WATER				316,079.98	
TRAVIS WATER OPERATING	677296	AMERICAN MESSAGING	TELECOMMUNICATIONS	12.91	10/8/2008
TRAVIS WATER OPERATING	677336	CA DEPT OF PUBLIC HEATH	OTHER PROFESSIONAL SERV	7,948.01	10/8/2008
TRAVIS WATER OPERATING	677356	CITY OF FAIRFIELD	LABORATORY SERVICES	125.00	10/8/2008
TRAVIS WATER OPERATING	677383	DIONEX CORPORATION	LABORATORY SUPPLIES	404.23	10/8/2008
TRAVIS WATER OPERATING	677394	ENVIRONMENTAL RESOURCE ASSC	LABORATORY SUPPLIES	45.33	10/8/2008
TRAVIS WATER OPERATING	677406	FISHER SCIENTIFIC	LABORATORY SUPPLIES	36.60	10/8/2008
TRAVIS WATER OPERATING	677417	GENERAL CHEMICAL PERFORMANC	CHEMICAL SUPPLIES	4,704.18	10/8/2008
TRAVIS WATER OPERATING	677445	IDEXX DISTRIBUTION CORP	LABORATORY SUPPLIES	20.94	10/8/2008
TRAVIS WATER OPERATING	677505	MCMASTER-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	287.48	10/8/2008
TRAVIS WATER OPERATING	677512	MILLIPORE CORPORATION	LABORATORY SUPPLIES	215.72	10/8/2008
TRAVIS WATER OPERATING	677522	MWH LABORATORIES	LABORATORY SERVICES	275.00	10/8/2008
TRAVIS WATER OPERATING	677522	MWH LABORATORIES	LABORATORY SERVICES	325.00	10/8/2008
TRAVIS WATER OPERATING	677522	MWH LABORATORIES	LABORATORY SERVICES	75.00	10/8/2008
TRAVIS WATER OPERATING	677523	NALCO COMPANY	CHEMICAL SUPPLIES	4,188.52	10/8/2008
TRAVIS WATER OPERATING	677547	OTIS ELEVATOR CO.	EQUIPMENT R/M SERVICES	184.59	10/8/2008
TRAVIS WATER OPERATING	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	7,154.50	10/8/2008
TRAVIS WATER OPERATING	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	111.35	10/8/2008
TRAVIS WATER OPERATING	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	11,548.99	10/8/2008
TRAVIS WATER OPERATING	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	147.10	10/8/2008
TRAVIS WATER OPERATING	677572	REXEL NORCAL VALLEY INC.	GENERAL R/M SUPPLIES	87.75	10/8/2008
TRAVIS WATER OPERATING	677574	RI-TEC INDUSTRIAL PRODUCTS	OTHER SUPPLIES	210.00	10/8/2008
TRAVIS WATER OPERATING	677618	TELSTAR	OTHER SERVICES	2,592.00	10/8/2008
TRAVIS WATER OPERATING	677618	TELSTAR	OTHER SERVICES	920.00	10/8/2008
TRAVIS WATER OPERATING	677622	THERMO ELECTRON CORPORATION	CHEMICAL SUPPLIES	393.57	10/8/2008
TRAVIS WATER OPERATING	677650	VWR SCIENTIFIC	LABORATORY SUPPLIES	468.77	10/8/2008
Sub total of:TRAVIS WATER OPERATING				42,482.54	
GREEN VALLEY/CURRY LAKES	677293	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	52.59	10/8/2008
GREEN VALLEY/CURRY LAKES	677296	AMERICAN MESSAGING	TELECOMMUNICATIONS	12.91	10/8/2008
GREEN VALLEY/CURRY LAKES	677296	AMERICAN MESSAGING	TELECOMMUNICATIONS	12.91	10/8/2008
GREEN VALLEY/CURRY LAKES	677341	CALTEST LAB	LABORATORY SERVICES	114.00	10/8/2008
GREEN VALLEY/CURRY LAKES	677358	CLARK PEST CONTROL	BUILDING R & M SERVICES	93.00	10/8/2008
GREEN VALLEY/CURRY LAKES	677383	DIONEX CORPORATION	LABORATORY SUPPLIES	404.23	10/8/2008
GREEN VALLEY/CURRY LAKES	677394	ENVIRONMENTAL RESOURCE ASSC	LABORATORY SUPPLIES	45.33	10/8/2008
GREEN VALLEY/CURRY LAKES	677406	FISHER SCIENTIFIC	LABORATORY SUPPLIES	36.59	10/8/2008
GREEN VALLEY/CURRY LAKES	677445	IDEXX DISTRIBUTION CORP	LABORATORY SUPPLIES	62.81	10/8/2008
GREEN VALLEY/CURRY LAKES	677461	JOHNNY ON THE SPOT	BUILDING R & M SERVICES	196.43	10/8/2008
GREEN VALLEY/CURRY LAKES	677461	JOHNNY ON THE SPOT	BUILDING R & M SERVICES	106.99	10/8/2008
GREEN VALLEY/CURRY LAKES	677512	MILLIPORE CORPORATION	LABORATORY SUPPLIES	215.72	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GREEN VALLEY/CURRY LAKES	677522	MWH LABORATORIES	LABORATORY SERVICES	550.00	10/8/2008
GREEN VALLEY/CURRY LAKES	677544	OLIN CORPORATION	CHEMICAL SUPPLIES	783.33	10/8/2008
GREEN VALLEY/CURRY LAKES	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	41.58	10/8/2008
GREEN VALLEY/CURRY LAKES	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	236.27	10/8/2008
GREEN VALLEY/CURRY LAKES	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	972.81	10/8/2008
GREEN VALLEY/CURRY LAKES	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	36.24	10/8/2008
GREEN VALLEY/CURRY LAKES	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	27.40	10/8/2008
GREEN VALLEY/CURRY LAKES	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	1,627.91	10/8/2008
GREEN VALLEY/CURRY LAKES	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	4,529.43	10/8/2008
GREEN VALLEY/CURRY LAKES	677650	VWR SCIENTIFIC	LABORATORY SUPPLIES	109.02	10/8/2008
GREEN VALLEY/CURRY LAKES	677650	VWR SCIENTIFIC	LABORATORY SUPPLIES	468.77	10/8/2008
Sub total of:GREEN VALLEY/CURRY LAKES				10,736.27	
WATER FAC TAX/CONNECT FEE	677403	FIBERGLASS UNLIMITED INC.	FH WTRP UPGRADES FY08/09	3,607.71	10/8/2008
WATER FAC TAX/CONNECT FEE	677549	OZONE SYSTEMS SERVICE GRP INC	FH WTRP UPGRADES FY08/09	15,000.00	10/8/2008
WATER FAC TAX/CONNECT FEE	677550	OZONIA NORTH AMERICA	FH WTRP UPGRADES FY08/09	3,007.39	10/8/2008
Sub total of:WATER FAC TAX/CONNECT FEE				21,615.10	
TRAVIS CAPITAL EQ RESERVE	677347	CAROLLO ENGINEERS	TRAVIS:D/DBP CNTRL STUDY	34,307.70	10/8/2008
TRAVIS CAPITAL EQ RESERVE	677505	MCMaster-CARR SUPPLY COMPAN	TRAVIS-BACK AVE PUMP STA	188.38	10/8/2008
Sub total of:TRAVIS CAPITAL EQ RESERVE				34,496.08	
LAKES CAPITAL FUND	677402	FERGUSON WELDING SERVICE INC	LAKES FACILITIES RENOVATN	637.55	10/8/2008
LAKES CAPITAL FUND	677433	HARRINGTON INDUSTRIAL PLASTIC	LAKES FACILITIES RENOVATN	510.58	10/8/2008
LAKES CAPITAL FUND	677486	LIPPINCOTT SUPPLY CO INC	LAKES FACILITIES RENOVATN	71.30	10/8/2008
LAKES CAPITAL FUND	677505	MCMaster-CARR SUPPLY COMPAN	LAKES FACILITIES RENOVATN	98.81	10/8/2008
LAKES CAPITAL FUND	677614	T & T VALVE INSTRUMENT CO.	LAKES FACILITIES RENOVATN	390.63	10/8/2008
LAKES CAPITAL FUND	677668	WIRE-RITE ELECTRIC	LAKES FACILITIES RENOVATN	1,170.00	10/8/2008
LAKES CAPITAL FUND	677668	WIRE-RITE ELECTRIC	LAKES FACILITIES RENOVATN	4,413.00	10/8/2008
Sub total of:LAKES CAPITAL FUND				7,291.87	
MARINA	677286	ALAMEDA ELECTRIC DISTRIBUTOR	SITE IMPROVEMENTS	830.63	10/8/2008
MARINA	677300	APPLIED PEST MANAGEMENT	GROUNDS R/M SERVICES	75.00	10/8/2008
MARINA	677365	CONTINENTAL SECURITY SERVICES	SECURITY SERVICES	4,076.00	10/8/2008
MARINA	677367	CORPORATE-ONE	OFFICE SUPPLIES	182.92	10/8/2008
MARINA	677440	HOME DEPOT CREDIT SERVICES	ELECTRICAL SUPPLIES	118.38	10/8/2008
MARINA	677457	JAMES HAUSSENER-PETTY CASH	MISC. EXPENSES	5.25	10/8/2008
MARINA	677457	JAMES HAUSSENER-PETTY CASH	POSTAGE & MAILING	10.64	10/8/2008
MARINA	677457	JAMES HAUSSENER-PETTY CASH	TRAINING & CONFERENCES	1.50	10/8/2008
MARINA	677457	JAMES HAUSSENER-PETTY CASH	TRAINING & CONFERENCES	12.75	10/8/2008
MARINA	677457	JAMES HAUSSENER-PETTY CASH	TRAINING & CONFERENCES	13.00	10/8/2008
MARINA	677457	JAMES HAUSSENER-PETTY CASH	TRAINING & CONFERENCES	1.50	10/8/2008
MARINA	677457	JAMES HAUSSENER-PETTY CASH	TRAINING & CONFERENCES	0.75	10/8/2008
MARINA	677457	JAMES HAUSSENER-PETTY CASH	BUILDING MATERIALS	24.37	10/8/2008
MARINA	677457	JAMES HAUSSENER-PETTY CASH	GENERAL R/M SUPPLIES	22.55	10/8/2008
MARINA	677457	JAMES HAUSSENER-PETTY CASH	BUILDING MATERIALS	20.38	10/8/2008
MARINA	677457	JAMES HAUSSENER-PETTY CASH	ELECTRICAL SUPPLIES	21.46	10/8/2008
MARINA	677457	JAMES HAUSSENER-PETTY CASH	GENERAL R/M SUPPLIES	3.91	10/8/2008
MARINA	677467	KELLY-MOORE PAINT CO., INC	BUILDING MATERIALS	32.70	10/8/2008
MARINA	677478	LATITUDE 38	PUBLICITY & ADVERTISING	1,245.00	10/8/2008
MARINA	677497	MARSH RISK & INSURANCE SERVIC	INSURANCE PREMIUMS	14,500.00	10/8/2008
MARINA	677513	MINUTEMAN PRESS	PRINTING & BINDING	167.51	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
MARINA	677513	MINUTEMAN PRESS	PRINTING & BINDING	18.58	10/8/2008
MARINA	677511	MISC EMPLOYEE REIMBURSEMENT	SITE IMPROVEMENTS	34.05	10/8/2008
MARINA	677511	MISC EMPLOYEE REIMBURSEMENT	SITE IMPROVEMENTS	26.16	10/8/2008
MARINA	677456	MISC EMPLOYEE REIMBURSEMENT	PRINTING & BINDING	39.38	10/8/2008
MARINA	677581	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	371.40	10/8/2008
MARINA	677582	MISC MARINA REFUNDS	MARINA BERTH RENTAL	366.52	10/8/2008
MARINA	677327	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	324.60	10/8/2008
MARINA	677327	MISC MARINA REFUNDS	MARINA BERTH RENTAL	3.10	10/8/2008
MARINA	677458	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	226.20	10/8/2008
MARINA	677458	MISC MARINA REFUNDS	MARINA BERTH RENTAL	217.28	10/8/2008
MARINA	677423	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	481.48	10/8/2008
MARINA	677424	MISC MARINA REFUNDS	MARINA BERTH RENTAL	299.52	10/8/2008
MARINA	677554	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	60.00	10/8/2008
MARINA	677576	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	169.80	10/8/2008
MARINA	677634	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	161.00	10/8/2008
MARINA	677601	SOLANO CTY DEPT OF RESOURCE	MISC. EXPENSES	54.00	10/8/2008
MARINA	677609	STATE BOARD OF EQUALIZATION	MISC. EXPENSES	236.66	10/8/2008
MARINA	677625	TIMES-HERALD ADVERTISING	PUBLICITY & ADVERTISING	56.70	10/8/2008
MARINA	677625	TIMES-HERALD ADVERTISING	PUBLICITY & ADVERTISING	16.20	10/8/2008
MARINA	677626	TOP BRASS BUILDING SERVICES	CLEANING & JANITORIAL	695.00	10/8/2008
MARINA	677658	WESTAFF	OTHER SERVICES	1,322.88	10/8/2008
MARINA	677658	WESTAFF	OTHER SERVICES	1,322.88	10/8/2008
MARINA	677662	WHEELER-SONOMA PRINTERS	PRINTING & BINDING	85.90	10/8/2008
Sub total of:MARINA				27,955.49	
LOCAL TRANSPORTATION	677288	ALEXA CASTLE	PUBLICITY & ADVERTISING	25.00	10/8/2008
LOCAL TRANSPORTATION	677292	ALLEN-SIMMONS HEATING & SHEET	PURCHASE TRANS DRIVER COST	590.00	10/8/2008
LOCAL TRANSPORTATION	677328	BLUE AND GOLD FLEET	LABOR	102,842.36	10/8/2008
LOCAL TRANSPORTATION	677328	BLUE AND GOLD FLEET	LABOR	22,134.13	10/8/2008
LOCAL TRANSPORTATION	677328	BLUE AND GOLD FLEET	LABOR	(2,269.76)	10/8/2008
LOCAL TRANSPORTATION	677328	BLUE AND GOLD FLEET	LABOR	(1,237.56)	10/8/2008
LOCAL TRANSPORTATION	677328	BLUE AND GOLD FLEET	OIL	325.08	10/8/2008
LOCAL TRANSPORTATION	677328	BLUE AND GOLD FLEET	OTHER CONSUMABLES	11,488.91	10/8/2008
LOCAL TRANSPORTATION	677328	BLUE AND GOLD FLEET	VESSEL PARTS	16,711.70	10/8/2008
LOCAL TRANSPORTATION	677328	BLUE AND GOLD FLEET	VESSEL REPAIRS	154,569.59	10/8/2008
LOCAL TRANSPORTATION	677328	BLUE AND GOLD FLEET	MISC REPAIR SERVICES	7,845.82	10/8/2008
LOCAL TRANSPORTATION	677328	BLUE AND GOLD FLEET	FEES	31,581.00	10/8/2008
LOCAL TRANSPORTATION	677328	BLUE AND GOLD FLEET	INSURANCE	19,237.05	10/8/2008
LOCAL TRANSPORTATION	677328	BLUE AND GOLD FLEET	OTHER FEES	6,265.59	10/8/2008
LOCAL TRANSPORTATION	677340	CALIFORNIA SECURITY	OTHER SERVICES	35.00	10/8/2008
LOCAL TRANSPORTATION	677351	CHAMBER PUBLISHING INC	PUBLICITY & ADVERTISING	1,300.00	10/8/2008
LOCAL TRANSPORTATION	677369	CUMMINS WEST INC SAN LEANDRC	PURCHASE TRANS DRIVER COST	402.66	10/8/2008
LOCAL TRANSPORTATION	677398	FAST FERRY MANAGEMENT, INC	SITE IMPROVEMENTS	3,625.00	10/8/2008
LOCAL TRANSPORTATION	677398	FAST FERRY MANAGEMENT, INC	SITE IMPROVEMENTS	425.00	10/8/2008
LOCAL TRANSPORTATION	677411	FROG ENV, INC.	PURCHASE TRANS DRIVER COST	269.50	10/8/2008
LOCAL TRANSPORTATION	677482	LIBERTY TRANSIT INC	SCRIPS PAYMENTS -TAXI	1,223.00	10/8/2008
LOCAL TRANSPORTATION	677482	LIBERTY TRANSIT INC	SCRIPS PAYMENTS -TAXI	1,553.00	10/8/2008
LOCAL TRANSPORTATION	677488	M & M SANITARY	BUILDING R & M SERVICES	950.19	10/8/2008
LOCAL TRANSPORTATION	677488	M & M SANITARY	BUILDING R & M SERVICES	154.89	10/8/2008
LOCAL TRANSPORTATION	677516	MORGAN ALARM COMPANY, INC.	SECURITY SERVICES	108.00	10/8/2008
LOCAL TRANSPORTATION	677521	MV TRANSPORTATION INC	PUR TRANSP-PARATRANSIT	51,534.75	10/8/2008
LOCAL TRANSPORTATION	677521	MV TRANSPORTATION INC	PUR TRANSP-PARATRANSIT	24,624.63	10/8/2008
LOCAL TRANSPORTATION	677547	OTIS ELEVATOR CO.	BUILDING R & M SERVICES	179.28	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
LOCAL TRANSPORTATION	677552	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	247.53	10/8/2008
LOCAL TRANSPORTATION	677559	PORT OF SAN FRANCISCO	LEASE EXP/DOCKAGE FEES	485.00	10/8/2008
LOCAL TRANSPORTATION	677559	PORT OF SAN FRANCISCO	LEASE EXP/DOCKAGE FEES	2,464.68	10/8/2008
LOCAL TRANSPORTATION	677571	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	15,017.28	10/8/2008
LOCAL TRANSPORTATION	677571	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	17,547.24	10/8/2008
LOCAL TRANSPORTATION	677571	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	15,982.75	10/8/2008
LOCAL TRANSPORTATION	677571	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	11,677.99	10/8/2008
LOCAL TRANSPORTATION	677571	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	13,349.58	10/8/2008
LOCAL TRANSPORTATION	677571	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,548.20	10/8/2008
LOCAL TRANSPORTATION	677571	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	14,257.13	10/8/2008
LOCAL TRANSPORTATION	677571	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	16,948.97	10/8/2008
LOCAL TRANSPORTATION	677571	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	14,291.38	10/8/2008
LOCAL TRANSPORTATION	677571	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	3,822.28	10/8/2008
LOCAL TRANSPORTATION	677575	ROBERT STOUT PETTY CASH	OFFICIAL TRAVEL	20.00	10/8/2008
LOCAL TRANSPORTATION	677584	ROTO-ROOTER, INC.	BUILDING R & M SERVICES	1,100.00	10/8/2008
LOCAL TRANSPORTATION	677592	SERVICE PRO SECURITY	SECURITY SERVICES	1,606.00	10/8/2008
LOCAL TRANSPORTATION	677592	SERVICE PRO SECURITY	SECURITY SERVICES	2,299.50	10/8/2008
LOCAL TRANSPORTATION	677592	SERVICE PRO SECURITY	SECURITY SERVICES	5,030.22	10/8/2008
LOCAL TRANSPORTATION	677592	SERVICE PRO SECURITY	SECURITY SERVICES	6,734.25	10/8/2008
LOCAL TRANSPORTATION	677597	SIR SPEEDY PRINTING	PRINTING & BINDING	1,594.28	10/8/2008
LOCAL TRANSPORTATION	677597	SIR SPEEDY PRINTING	PRINTING & BINDING	622.78	10/8/2008
LOCAL TRANSPORTATION	677605	SPRINT	TELECOMMUNICATIONS	93.94	10/8/2008
LOCAL TRANSPORTATION	677635	VALLEJO CITIZENS TRANSIT CORP	PURCHASE TRANS DRIVER COST	269,258.00	10/8/2008
LOCAL TRANSPORTATION	677635	VALLEJO CITIZENS TRANSIT CORP	PURCHASE TRANS DRIVER COST	60,484.10	10/8/2008
LOCAL TRANSPORTATION	677648	VETERANS CORP/YELLOW CAB CO	SCRIPS PAYMENTS -TAXI	1,674.00	10/8/2008
LOCAL TRANSPORTATION	677648	VETERANS CORP/YELLOW CAB CO	SCRIPS PAYMENTS -TAXI	1,661.00	10/8/2008
Sub total of:LOCAL TRANSPORTATION				947,311.89	
TRANSPORTATION - CAPITAL	677360	CLE ENGINEERING INC	SITE IMPROVEMENTS	12,657.50	10/8/2008
TRANSPORTATION - CAPITAL	677398	FAST FERRY MANAGEMENT, INC	FIX GUIDEWAY CONNECTORS	925.00	10/8/2008
TRANSPORTATION - CAPITAL	677398	FAST FERRY MANAGEMENT, INC	SITE IMPROVEMENTS	2,725.00	10/8/2008
TRANSPORTATION - CAPITAL	677607	STANTEC CONSULTING, INC.	PARKING/BUS TRNSFR-LEMON	27,606.59	10/8/2008
TRANSPORTATION - CAPITAL	677607	STANTEC CONSULTING, INC.	PARKING/BUS TRNSFR-LEMON	18,712.50	10/8/2008
TRANSPORTATION - CAPITAL	677667	WINZLER & KELLY CONSULTING EN	SITE IMPROVEMENTS	2,744.00	10/8/2008
Sub total of:TRANSPORTATION - CAPITAL				65,370.59	
CORPORATION SHOP	677290	ALL STAR GLASS, INC	OTHER SERVICES	216.88	10/8/2008
CORPORATION SHOP	677290	ALL STAR GLASS, INC	OTHER SERVICES	253.86	10/8/2008
CORPORATION SHOP	677291	ALL-POINTS PETROLEUM PRODUCT	FUEL & LUBE SUPPLIES	1,435.66	10/8/2008
CORPORATION SHOP	677291	ALL-POINTS PETROLEUM PRODUCT	FUEL & LUBE SUPPLIES	3,030.84	10/8/2008
CORPORATION SHOP	677291	ALL-POINTS PETROLEUM PRODUCT	FUEL & LUBE SUPPLIES	2,791.55	10/8/2008
CORPORATION SHOP	677291	ALL-POINTS PETROLEUM PRODUCT	FUEL & LUBE SUPPLIES	1,395.78	10/8/2008
CORPORATION SHOP	677293	ALOHA SAW & MOWER, INC	VEHICLE SUPPLIES	20.06	10/8/2008
CORPORATION SHOP	677293	ALOHA SAW & MOWER, INC	VEHICLE SUPPLIES	67.22	10/8/2008
CORPORATION SHOP	677314	AUSSIE TOW SERVICE	OTHER SERVICES	40.00	10/8/2008
CORPORATION SHOP	677314	AUSSIE TOW SERVICE	OTHER SERVICES	45.00	10/8/2008
CORPORATION SHOP	677314	AUSSIE TOW SERVICE	OTHER SERVICES	40.00	10/8/2008
CORPORATION SHOP	677314	AUSSIE TOW SERVICE	OTHER SERVICES	45.00	10/8/2008
CORPORATION SHOP	677314	AUSSIE TOW SERVICE	OTHER SERVICES	75.00	10/8/2008
CORPORATION SHOP	677314	AUSSIE TOW SERVICE	OTHER SERVICES	40.00	10/8/2008
CORPORATION SHOP	677323	BAY COUNTIES WELDING SUPPLY	VEHICLE SUPPLIES	142.42	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	6.43	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	6.43	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	14.41	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	20.35	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	32.72	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	(101.02)	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	7.46	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	18.06	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	20.78	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	30.78	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	39.94	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	42.39	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	51.19	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	81.06	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	14.00	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	18.90	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	23.58	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	43.97	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	56.65	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	SMALL TOOL & INSTRUMENTS	36.24	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	2.49	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	7.63	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	146.59	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	(116.23)	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	5.37	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	41.40	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	14.42	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	7.02	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	14.08	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	299.97	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	761.24	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	207.84	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	182.45	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	135.92	10/8/2008
CORPORATION SHOP	677326	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	161.92	10/8/2008
CORPORATION SHOP	677335	BURTON'S FIRE, INC.	VEHICLE SUPPLIES	58.43	10/8/2008
CORPORATION SHOP	677335	BURTON'S FIRE, INC.	VEHICLE SUPPLIES	25.31	10/8/2008
CORPORATION SHOP	677335	BURTON'S FIRE, INC.	VEHICLE SUPPLIES	331.39	10/8/2008
CORPORATION SHOP	677343	CAPITAL CLUTCH & BRAKE INC.	VEHICLE SUPPLIES	71.38	10/8/2008
CORPORATION SHOP	677348	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	37.57	10/8/2008
CORPORATION SHOP	677348	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	109.46	10/8/2008
CORPORATION SHOP	677348	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	10.39	10/8/2008
CORPORATION SHOP	677348	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	8.53	10/8/2008
CORPORATION SHOP	677348	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	10.50	10/8/2008
CORPORATION SHOP	677348	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	21.30	10/8/2008
CORPORATION SHOP	677348	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	47.55	10/8/2008
CORPORATION SHOP	677348	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	(10.39)	10/8/2008
CORPORATION SHOP	677376	DAY WIRELESS SYSTEMS	RADIO R/M SERVICES	813.00	10/8/2008
CORPORATION SHOP	677429	H-D/BUPELL OF VALLEJO, INC.	VEHICLE SUPPLIES	7.09	10/8/2008
CORPORATION SHOP	677429	H-D/BUPELL OF VALLEJO, INC.	OTHER SERVICES	103.55	10/8/2008
CORPORATION SHOP	677429	H-D/BUPELL OF VALLEJO, INC.	OTHER SERVICES	39.47	10/8/2008
CORPORATION SHOP	677429	H-D/BUPELL OF VALLEJO, INC.	OTHER SERVICES	19.67	10/8/2008
CORPORATION SHOP	677443	IC CUBED LLC	VEHICLE SUPPLIES	56.50	10/8/2008
CORPORATION SHOP	677450	INTERSTATE BATTERY OF TRI-VALL	VEHICLE SUPPLIES	497.95	10/8/2008
CORPORATION SHOP	677450	INTERSTATE BATTERY OF TRI-VALL	VEHICLE SUPPLIES	105.17	10/8/2008
CORPORATION SHOP	677471	KEVIN VIER, AUTHORIZED DEALER	SMALL TOOL & INSTRUMENTS	93.04	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
CORPORATION SHOP	677473	KIM'S AUTO ELECTRIC	VEHICLE SUPPLIES	165.00	10/8/2008
CORPORATION SHOP	677484	LIGHTHOUSE INC, THE	VEHICLE SUPPLIES	179.70	10/8/2008
CORPORATION SHOP	677510	MICHAEL STEADS HILLTOP FORD	VEHICLE SUPPLIES	(300.00)	10/8/2008
CORPORATION SHOP	677510	MICHAEL STEADS HILLTOP FORD	VEHICLE SUPPLIES	659.57	10/8/2008
CORPORATION SHOP	677510	MICHAEL STEADS HILLTOP FORD	VEHICLE SUPPLIES	38.10	10/8/2008
CORPORATION SHOP	677510	MICHAEL STEADS HILLTOP FORD	VEHICLE SUPPLIES	28.56	10/8/2008
CORPORATION SHOP	677510	MICHAEL STEADS HILLTOP FORD	VEHICLE SUPPLIES	(28.56)	10/8/2008
CORPORATION SHOP	677519	MOSS RUBBER & EQUIPMENT CORP	VEHICLE SUPPLIES	36.25	10/8/2008
CORPORATION SHOP	677526	NAPA FORD LINCOLN MERCURY	VEHICLE SUPPLIES	32.36	10/8/2008
CORPORATION SHOP	677526	NAPA FORD LINCOLN MERCURY	VEHICLE SUPPLIES	49.66	10/8/2008
CORPORATION SHOP	677526	NAPA FORD LINCOLN MERCURY	VEHICLE SUPPLIES	201.31	10/8/2008
CORPORATION SHOP	677526	NAPA FORD LINCOLN MERCURY	VEHICLE SUPPLIES	61.41	10/8/2008
CORPORATION SHOP	677526	NAPA FORD LINCOLN MERCURY	VEHICLE SUPPLIES	49.66	10/8/2008
CORPORATION SHOP	677526	NAPA FORD LINCOLN MERCURY	VEHICLE SUPPLIES	46.31	10/8/2008
CORPORATION SHOP	677526	NAPA FORD LINCOLN MERCURY	VEHICLE SUPPLIES	119.65	10/8/2008
CORPORATION SHOP	677526	NAPA FORD LINCOLN MERCURY	VEHICLE SUPPLIES	159.91	10/8/2008
CORPORATION SHOP	677526	NAPA FORD LINCOLN MERCURY	VEHICLE SUPPLIES	201.23	10/8/2008
CORPORATION SHOP	677526	NAPA FORD LINCOLN MERCURY	VEHICLE SUPPLIES	142.26	10/8/2008
CORPORATION SHOP	677526	NAPA FORD LINCOLN MERCURY	VEHICLE SUPPLIES	245.61	10/8/2008
CORPORATION SHOP	677530	NEWCOMB & SONS	VEHICLE SUPPLIES	23.62	10/8/2008
CORPORATION SHOP	677535	NORTH STATE BANDAG INC	VEHICLE SUPPLIES	646.57	10/8/2008
CORPORATION SHOP	677535	NORTH STATE BANDAG INC	VEHICLE SUPPLIES	143.88	10/8/2008
CORPORATION SHOP	677535	NORTH STATE BANDAG INC	VEHICLE SUPPLIES	490.12	10/8/2008
CORPORATION SHOP	677535	NORTH STATE BANDAG INC	VEHICLE SUPPLIES	502.28	10/8/2008
CORPORATION SHOP	677599	SNAP ON INDUSTRIAL-SACRAMENT	SMALL TOOL & INSTRUMENTS	277.31	10/8/2008
CORPORATION SHOP	677616	TEAM CHEVROLET	VEHICLE SUPPLIES	30.14	10/8/2008
CORPORATION SHOP	677629	UNION RUBBER CO	VEHICLE SUPPLIES	35.69	10/8/2008
CORPORATION SHOP	677631	UNITED PARCEL SERVICE	MISC. EXPENSES	13.90	10/8/2008
CORPORATION SHOP	677647	VALLEY POWER SYSTEMS INC	VEHICLE SUPPLIES	2,116.36	10/8/2008
CORPORATION SHOP	677651	W W GRAINGER INC.	VEHICLE SUPPLIES	(18.62)	10/8/2008
CORPORATION SHOP	677651	W W GRAINGER INC.	VEHICLE SUPPLIES	(29.16)	10/8/2008
CORPORATION SHOP	677651	W W GRAINGER INC.	VEHICLE SUPPLIES	38.85	10/8/2008
CORPORATION SHOP	677651	W W GRAINGER INC.	VEHICLE SUPPLIES	29.16	10/8/2008
CORPORATION SHOP	677659	WESTERN POWER & EQUIPMENT	VEHICLE SUPPLIES	124.25	10/8/2008
CORPORATION SHOP	677661	WFCB-OSH COMMERCIAL SERVICE	SMALL TOOL & INSTRUMENTS	66.73	10/8/2008
CORPORATION SHOP	677664	WHOLESALE TRAILER SUPPLY	VEHICLE SUPPLIES	16.75	10/8/2008
Sub total of:CORPORATION SHOP				21,028.38	
SELF INSURANCE	677294	AMERICAN APPRAISAL ASSOCIATE	OTHER PROFESSIONAL SERV	4,620.00	10/8/2008
SELF INSURANCE	677422	GREGORY B BRAGG & ASSOC	CLAIM ADMINISTRATOR FEES	21,000.00	10/8/2008
SELF INSURANCE	677447	INLAND BUSINESS MACHINES, INC	OTHER PROFESSIONAL SERV	65.09	10/8/2008
SELF INSURANCE	677497	MARSH RISK & INSURANCE SERVIC	INS -MARINA OPERATORS	10,360.00	10/8/2008
SELF INSURANCE	677575	ROBERT STOUT PETTY CASH	TRAINING & CONFERENCES	29.16	10/8/2008
SELF INSURANCE	677575	ROBERT STOUT PETTY CASH	OFFICE SUPPLIES	25.44	10/8/2008
SELF INSURANCE	677575	ROBERT STOUT PETTY CASH	TRAINING & CONFERENCES	29.16	10/8/2008
SELF INSURANCE	677575	ROBERT STOUT PETTY CASH	TRAINING & CONFERENCES	28.52	10/8/2008
SELF INSURANCE	677605	SPRINT	TELECOMMUNICATIONS	66.59	10/8/2008
SELF INSURANCE	677605	SPRINT	TELECOMMUNICATIONS	92.68	10/8/2008
Sub total of:SELF INSURANCE				36,316.64	
ADMINISTRATIVE FUND	677494	MISC ACCOUNTS PAYABLE	DEPOSITS-DEVELOPERS	10,845.00	10/8/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
Sub total of:ADMINISTRATIVE FUND				10,845.00	
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	LIFE INSURANCE	3,926.09	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	LIFE INSURANCE	15.12	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	ACC DEATH & DISMEMBERMENT	654.35	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	LONG TERM DISABILITY	9,118.72	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	55.25	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	32.76	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	29.68	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677485	LINCOLN NATIONAL LIFE INS CO	SHORT-TERM DISABILITY	56.56	10/8/2008
PAYROLL BENEFITS	677630	UNITED BEHAVIORAL HEALTH	EMPLOYEE ASSISTANCE PROG	2,198.78	10/8/2008
PAYROLL BENEFITS	677630	UNITED BEHAVIORAL HEALTH	EMPLOYEE ASSISTANCE PROG	383.56	10/8/2008
PAYROLL BENEFITS	677630	UNITED BEHAVIORAL HEALTH	EMPLOYEE ASSISTANCE PROG	2,172.02	10/8/2008
PAYROLL BENEFITS	677630	UNITED BEHAVIORAL HEALTH	EMPLOYEE ASSISTANCE PROG	383.56	10/8/2008
PAYROLL BENEFITS	677632	UNUM PROVIDENT	LONG-TERM CARE	688.97	10/8/2008
PAYROLL BENEFITS	677649	VISION SERVICE PLAN (CA)	VISION INSURANCE	13,432.93	10/8/2008
Sub total of:PAYROLL BENEFITS				47,549.38	
VRA ADMINISTRATION	677605	SPRINT	TELECOMMUNICATIONS	59.99	10/8/2008
VRA ADMINISTRATION	677605	SPRINT	TELECOMMUNICATIONS	82.96	10/8/2008
VRA ADMINISTRATION	677605	SPRINT	TELECOMMUNICATIONS	92.48	10/8/2008
VRA ADMINISTRATION	677608	STAPLES BUSINESS ADVANTAGE	OFFICE SUPPLIES	1,484.64	10/8/2008
VRA ADMINISTRATION	677625	TIMES-HERALD ADVERTISING	DUES & PUBLICATIONS	116.03	10/8/2008
Sub total of:VRA ADMINISTRATION				1,836.10	
VRA-AFFORDABLE HOUSING	677503	MCDONOUGH, HOLLAND & ALLEN	LEGAL FEES	1,681.16	10/8/2008
Sub total of:VRA-AFFORDABLE HOUSING				1,681.16	
MERGED PROJECT AREAS	677400	FEDERAL EXPRESS	OTHER PROFESSIONAL SERV	28.08	10/8/2008
MERGED PROJECT AREAS	677528	NATIONAL DEVELOPMENT COUNCIL	MISC. EXPENSES	6,000.00	10/8/2008
MERGED PROJECT AREAS	677640	VALLEJO MAIN STREET	OTHER PROFESSIONAL SERV	5,000.00	10/8/2008
Sub total of:MERGED PROJECT AREAS				11,028.08	

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
WATERFRONT DDA	677368	COX, CASTLE & NICHOLSON LLP	LEGAL FEES	1,706.25	10/8/2008
WATERFRONT DDA	677414	GARLAND & ASSOCIATES	OTHER PROFESSIONAL SERV	1,900.00	10/8/2008
WATERFRONT DDA	677414	GARLAND & ASSOCIATES	OTHER PROFESSIONAL SERV	1,081.25	10/8/2008
Sub total of:WATERFRONT DDA				4,687.50	
Grand Total:				\$3,287,148.76	

City of Vallejo
Check Register

Check Cut Date: 10/16/08

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	677680	MAIL CALL MOBILE NOTARY SERVICE	OTHER SERVICES	150.00	10/16/2008
GENERAL FUND	677683	SEAN S. HOUSE	FIELD EQUIPMENT	6,000.00	10/16/2008
GENERAL FUND	677685	VALLEJO UNIFIED SCHOOL DIST	PRINTING & BINDING	453.55	10/16/2008
Sub total of:GENERAL FUND				6,603.55	
HOUSING ADMINISTRATION	677680	MAIL CALL MOBILE NOTARY SERVICE	OTHER PROFESSIONAL SERV	100.00	10/16/2008
HOUSING ADMINISTRATION	677685	VALLEJO UNIFIED SCHOOL DIST	PRINTING & BINDING	288.99	10/16/2008
Sub total of:HOUSING ADMINISTRATION				388.99	
LOCAL TRANSPORTATION	677682	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,579.01	10/16/2008
LOCAL TRANSPORTATION	677682	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	2,181.55	10/16/2008
LOCAL TRANSPORTATION	677682	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	13,698.90	10/16/2008
LOCAL TRANSPORTATION	677682	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	10,412.37	10/16/2008
LOCAL TRANSPORTATION	677682	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	9,955.55	10/16/2008
LOCAL TRANSPORTATION	677682	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,980.02	10/16/2008
LOCAL TRANSPORTATION	677682	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	11,685.17	10/16/2008
LOCAL TRANSPORTATION	677682	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	3,150.49	10/16/2008
LOCAL TRANSPORTATION	677682	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	14,133.09	10/16/2008
LOCAL TRANSPORTATION	677682	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,970.57	10/16/2008
LOCAL TRANSPORTATION	677682	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	25,100.21	10/16/2008
LOCAL TRANSPORTATION	677682	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	23,117.38	10/16/2008
LOCAL TRANSPORTATION	677682	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	3,137.80	10/16/2008
Sub total of:LOCAL TRANSPORTATION				155,102.11	
CORPORATION SHOP	677674	CA BOARD OF EQUALIZATION	FUEL & LUBE SUPPLIES	940.72	10/16/2008
Sub total of:CORPORATION SHOP				940.72	
PAYROLL BENEFITS	677675	CAMP ASSOCIATION OF VALLEJO	UNION DUES - CAMP	540.00	10/16/2008
PAYROLL BENEFITS	677676	EMPLOYEE BENEFIT SPECIALISTS,	FLEX BENEFIT	715.05	10/16/2008
PAYROLL BENEFITS	677677	I.B.E.W.	UNION DUES-IBEW	4,674.00	10/16/2008
PAYROLL BENEFITS	677678	IAFF, LOCAL 1186	INSURANCE - CANCER IAFF	28.05	10/16/2008
PAYROLL BENEFITS	677678	IAFF, LOCAL 1186	UNION DUES-IAFF	9,710.40	10/16/2008
PAYROLL BENEFITS	677679	MISC EMPLOYEE ADVANCE DISABIL	RETIREMNT ADVANCES REC.	1,644.64	10/16/2008
PAYROLL BENEFITS	677679	MISC EMPLOYEE ADVANCE DISABIL	RETIREMNT ADVANCES REC.	1,918.75	10/16/2008
PAYROLL BENEFITS	677681	PERS - PUBLIC EMPLOYEE RETIRE	PERS - REGULAR	543,427.18	10/16/2008
PAYROLL BENEFITS	677681	PERS - PUBLIC EMPLOYEE RETIRE	PERS - 1959 SURVIVOR	182.28	10/16/2008
PAYROLL BENEFITS	677681	PERS - PUBLIC EMPLOYEE RETIRE	PERS BUYBACK	132.63	10/16/2008
PAYROLL BENEFITS	677681	PERS - PUBLIC EMPLOYEE RETIRE	PERS - REGULAR	(0.14)	10/16/2008
PAYROLL BENEFITS	677684	VALLEJO POLICE ASSOCIATION	UNION DUES-VPOA	14,646.70	10/16/2008
Sub total of:PAYROLL BENEFITS				577,619.54	
Grand Total:				\$740,654.91	

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	678026	21ST CENTURY V-1061	OTHER SUPPLIES	94.05	10/22/2008
GENERAL FUND	677686	A-1 HOUR PHOTO AND PORTRAIT	PHOTO & AUDIO SUPPLIES	136.97	10/22/2008
GENERAL FUND	677686	A-1 HOUR PHOTO AND PORTRAIT	PHOTO & AUDIO SUPPLIES	142.38	10/22/2008
GENERAL FUND	677686	A-1 HOUR PHOTO AND PORTRAIT	PHOTO & AUDIO SUPPLIES	48.01	10/22/2008
GENERAL FUND	677688	ACCONTEMPS	OTHER PROFESSIONAL SERV	1,408.25	10/22/2008
GENERAL FUND	677688	ACCONTEMPS	OTHER PROFESSIONAL SERV	1,080.00	10/22/2008
GENERAL FUND	677688	ACCONTEMPS	OTHER PROFESSIONAL SERV	1,757.63	10/22/2008
GENERAL FUND	677690	ACTION REPRO SYSTEMS	OTHER SUPPLIES	300.00	10/22/2008
GENERAL FUND	677691	ACU PRINTING & PUBLISHING	PRINTING & BINDING	624.13	10/22/2008
GENERAL FUND	677694	ALAMEDA COUNTY DIST ATTY	DUES & PUBLICATIONS	183.75	10/22/2008
GENERAL FUND	677695	ALEX'S CATERING	OTHER SERVICES	625.00	10/22/2008
GENERAL FUND	677697	ALHAMBRA	OFFICE SUPPLIES	64.63	10/22/2008
GENERAL FUND	677697	ALHAMBRA	OTHER SERVICES	544.10	10/22/2008
GENERAL FUND	677699	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	25.00	10/22/2008
GENERAL FUND	677699	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	79.40	10/22/2008
GENERAL FUND	677701	AMERICAN MESSAGING	TELECOMMUNICATIONS	464.43	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	38.90	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	38.90	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	CLEANING & JANITORIAL	13.13	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	CLEANING & JANITORIAL	13.13	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	CLEANING & JANITORIAL	22.00	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	CLEANING & JANITORIAL	22.00	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	CLEANING & JANITORIAL	22.00	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	CLEANING & JANITORIAL	22.00	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	CLEANING & JANITORIAL	22.00	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	CLEANING & JANITORIAL	22.00	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	8.80	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	8.80	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	8.80	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	2.83	10/22/2008
GENERAL FUND	677705	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	2.83	10/22/2008
GENERAL FUND	677706	ARMENTA MANAGEMENT CONSULT	OTHER PROFESSIONAL SERV	4,424.00	10/22/2008
GENERAL FUND	677709	AT & T	EQUIPMENT R/M SERVICES	61.86	10/22/2008
GENERAL FUND	677710	AT&T PAYMENT CENTER	TELECOMMUNICATIONS	1,648.75	10/22/2008
GENERAL FUND	677710	AT&T PAYMENT CENTER	TELECOMMUNICATIONS	1,648.74	10/22/2008
GENERAL FUND	677710	AT&T PAYMENT CENTER	TELECOMMUNICATIONS	1,648.74	10/22/2008
GENERAL FUND	677712	BARTEE, THOMAS	COUNCIL REIMBURSABLE EXP	325.00	10/22/2008
GENERAL FUND	677714	BAY ALARM CO.	BUILDING R & M SERVICES	325.50	10/22/2008
GENERAL FUND	677722	BEST LANDSCAPING & DESIGN	GROUNDS R/M SERVICES	200.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	388.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	25.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	3,375.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	842.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	25.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	80.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	25.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	25.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	25.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	776.50	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	25.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	135.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	80.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	62.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	80.00	10/22/2008
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	80.00	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	677727	BOB'S TOW SERVICE	OTHER SERVICES	3,050.00	10/22/2008
GENERAL FUND	677733	BRINK'S INC.	OTHER SERVICES	683.27	10/22/2008
GENERAL FUND	677737	CALIFORNIA BUILDING OFFICIALS	TRAINING & CONFERENCES	2,025.00	10/22/2008
GENERAL FUND	677746	CAPITOL BUILDERS HARDWARE INC	OTHER PROFESSIONAL SERV	370.19	10/22/2008
GENERAL FUND	677749	CDWG INC.	COMPUTER EQUIPMENT	2,890.23	10/22/2008
GENERAL FUND	677749	CDWG INC.	COMPUTER EQUIPMENT	1,314.33	10/22/2008
GENERAL FUND	677749	CDWG INC.	COMPUTER EQUIPMENT	177.18	10/22/2008
GENERAL FUND	677749	CDWG INC.	COMPUTER EQUIPMENT	11.26	10/22/2008
GENERAL FUND	677749	CDWG INC.	COMPUTER EQUIPMENT	98.20	10/22/2008
GENERAL FUND	677749	CDWG INC.	COMPUTER EQUIPMENT	13.89	10/22/2008
GENERAL FUND	677751	CLARK PEST CONTROL	BUILDING R & M SERVICES	181.39	10/22/2008
GENERAL FUND	677751	CLARK PEST CONTROL	BUILDING R & M SERVICES	69.00	10/22/2008
GENERAL FUND	677751	CLARK PEST CONTROL	BUILDING R & M SERVICES	122.00	10/22/2008
GENERAL FUND	677751	CLARK PEST CONTROL	BUILDING R & M SERVICES	112.00	10/22/2008
GENERAL FUND	677752	COAST LANDSCAPE MANAGEMENT	GROUNDS R/M SERVICES	2,524.00	10/22/2008
GENERAL FUND	677753	COLE SUPPLY INC	CLEANING SUPPLIES	251.03	10/22/2008
GENERAL FUND	677753	COLE SUPPLY INC	CLEANING SUPPLIES	156.01	10/22/2008
GENERAL FUND	677753	COLE SUPPLY INC	CLEANING SUPPLIES	80.60	10/22/2008
GENERAL FUND	677753	COLE SUPPLY INC	CLEANING SUPPLIES	542.91	10/22/2008
GENERAL FUND	677753	COLE SUPPLY INC	CLEANING SUPPLIES	75.76	10/22/2008
GENERAL FUND	677755	COMPLETE WELDER	OTHER SERVICES	44.69	10/22/2008
GENERAL FUND	677755	COMPLETE WELDER	OTHER SERVICES	44.69	10/22/2008
GENERAL FUND	677755	COMPLETE WELDER	OTHER SERVICES	34.45	10/22/2008
GENERAL FUND	677755	COMPLETE WELDER	OTHER SERVICES	34.45	10/22/2008
GENERAL FUND	677755	COMPLETE WELDER	OTHER SERVICES	37.22	10/22/2008
GENERAL FUND	677755	COMPLETE WELDER	OTHER SERVICES	34.45	10/22/2008
GENERAL FUND	677757	CONTINUING EDUC OF THE BAR	LAW LIBRARY PUBLICATIONS	159.21	10/22/2008
GENERAL FUND	677758	CONTRA COSTA COUNTY	OTHER PROFESSIONAL SERV	6,840.72	10/22/2008
GENERAL FUND	677760	COOPERATIVE PERSONNEL SERVICE	RECRUITMENT SERVICES	2,327.25	10/22/2008
GENERAL FUND	677760	COOPERATIVE PERSONNEL SERVICE	RECRUITMENT SERVICES	1,185.00	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	39.69	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	12.76	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	32.15	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	19.48	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	178.73	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	73.51	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	107.24	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	75.06	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	111.00	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	56.44	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	21.66	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	35.85	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	214.47	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	214.47	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	357.08	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	285.03	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	51.06	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	292.84	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	32.20	10/22/2008
GENERAL FUND	677761	CORPORATE-ONE	OFFICE SUPPLIES	136.90	10/22/2008
GENERAL FUND	677765	D & H LANDSCAPING	GROUNDS R/M SERVICES	392.87	10/22/2008
GENERAL FUND	677769	DAY WIRELESS SYSTEMS	RADIO R/M SERVICES	57.22	10/22/2008
GENERAL FUND	677772	DEPARTMENT OF JUSTICE	OTHER PROFESSIONAL SERV	64.00	10/22/2008
GENERAL FUND	677772	DEPARTMENT OF JUSTICE	OTHER PROFESSIONAL SERV	64.00	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	677773	DEPENDABLE JANITORIAL	OTHER SERVICES	1,490.00	10/22/2008
GENERAL FUND	677773	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	213.52	10/22/2008
GENERAL FUND	677775	DIRECT TV	RADIO R/M SERVICES	91.95	10/22/2008
GENERAL FUND	677783	ED JONES & COMPANY INC.	FIELD EQUIPMENT	131.80	10/22/2008
GENERAL FUND	677785	EMPLOYMENT SCREENING RESOU	RECRUITMENT SERVICES	421.80	10/22/2008
GENERAL FUND	677786	ENTENMANN-ROVIN COMPANY	CLOTHING & UNIFORMS	823.83	10/22/2008
GENERAL FUND	677786	ENTENMANN-ROVIN COMPANY	CLOTHING & UNIFORMS	1,699.11	10/22/2008
GENERAL FUND	677786	ENTENMANN-ROVIN COMPANY	CLOTHING & UNIFORMS	238.95	10/22/2008
GENERAL FUND	677786	ENTENMANN-ROVIN COMPANY	CLOTHING & UNIFORMS	10.19	10/22/2008
GENERAL FUND	677787	ESTES COMMERCIAL REFRIGERATI	EQUIPMENT R/M SERVICES	309.00	10/22/2008
GENERAL FUND	677787	ESTES COMMERCIAL REFRIGERATI	EQUIPMENT R/M SERVICES	1,162.39	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677790	FASTRAK CUSTOMER SERVICE CEN	OFFICIAL TRAVEL	4.00	10/22/2008
GENERAL FUND	677791	FEDERAL EXPRESS	POSTAGE & MAILING	30.56	10/22/2008
GENERAL FUND	677791	FEDERAL EXPRESS	RECRUITMENT SERVICES	28.50	10/22/2008
GENERAL FUND	677792	FEENEY WIRELESS	OTHER PROFESSIONAL SERV	6,520.80	10/22/2008
GENERAL FUND	677794	FIRST AMERICAN CORELOGIC INC	COMPUTER SOFTWARE MAINT	125.00	10/22/2008
GENERAL FUND	677795	FIRST AMERICAN REAL ESTATE SOI	EQUIPMENT R/M SERVICES	300.00	10/22/2008
GENERAL FUND	677797	FORENSIC SERVICES DIVISION	OTHER SERVICES	1,419.88	10/22/2008
GENERAL FUND	677797	FORENSIC SERVICES DIVISION	OTHER SERVICES	131.26	10/22/2008
GENERAL FUND	677801	FRYES PRINTING INC	PRINTING & BINDING	301.70	10/22/2008
GENERAL FUND	677802	FURBER SAW SHOP	GENERAL R/M SUPPLIES	115.00	10/22/2008
GENERAL FUND	677804	GE CAPITAL	MACHINERY & EQUIP RENTAL	160.50	10/22/2008
GENERAL FUND	677809	GOMES, STEPHANIE	COUNCIL REIMBURSABLE EXP	325.00	10/22/2008
GENERAL FUND	677812	GRAYBAR ELECTRIC COMPANY INC	ELECTRICAL SUPPLIES	5.78	10/22/2008
GENERAL FUND	677817	HALLS SAFE LOCK & ALARM CO	AUTO MILEAGE REIMBURSE	2.15	10/22/2008
GENERAL FUND	677817	HALLS SAFE LOCK & ALARM CO	BUILDING R & M SERVICES	90.00	10/22/2008
GENERAL FUND	677817	HALLS SAFE LOCK & ALARM CO	BUILDING R & M SERVICES	90.00	10/22/2008
GENERAL FUND	677817	HALLS SAFE LOCK & ALARM CO	BUILDING R & M SERVICES	90.00	10/22/2008
GENERAL FUND	677817	HALLS SAFE LOCK & ALARM CO	BUILDING R & M SERVICES	90.00	10/22/2008
GENERAL FUND	677818	HANNIGAN, ERIN	COUNCIL REIMBURSABLE EXP	325.00	10/22/2008
GENERAL FUND	677820	HARRY BENNIGSON	OTHER SERVICES	115.98	10/22/2008
GENERAL FUND	677820	HARRY BENNIGSON	OTHER SERVICES	115.98	10/22/2008
GENERAL FUND	677820	HARRY BENNIGSON	OTHER SERVICES	231.96	10/22/2008
GENERAL FUND	677820	HARRY BENNIGSON	OTHER SERVICES	289.95	10/22/2008
GENERAL FUND	677820	HARRY BENNIGSON	OTHER SERVICES	115.98	10/22/2008
GENERAL FUND	677825	HERMINIO SUNGA	COUNCIL REIMBURSABLE EXP	325.00	10/22/2008
GENERAL FUND	677827	HEWLETT PACKARD	COMPUTER EQUIPMENT	1,369.03	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	677827	HEWLETT PACKARD	COMPUTER EQUIPMENT	513.25	10/22/2008
GENERAL FUND	677829	HOME DEPOT CREDIT SERVICES	BUILDING MATERIALS	650.91	10/22/2008
GENERAL FUND	677829	HOME DEPOT CREDIT SERVICES	BUILDING MATERIALS	30.49	10/22/2008
GENERAL FUND	677829	HOME DEPOT CREDIT SERVICES	OTHER SUPPLIES	120.86	10/22/2008
GENERAL FUND	677832	IBM CORPORATION	COMPUTER HDWRD MAINT	704.83	10/22/2008
GENERAL FUND	677833	IKON OFFICE SOLUTIONS	MACHINERY & EQUIP RENTAL	118.61	10/22/2008
GENERAL FUND	677833	IKON OFFICE SOLUTIONS	MACHINERY & EQUIP RENTAL	319.68	10/22/2008
GENERAL FUND	677834	IMSA(INTL MUNICIPAL SIGNAL ASSN	MISC. EXPENSES	60.00	10/22/2008
GENERAL FUND	677834	IMSA(INTL MUNICIPAL SIGNAL ASSN	MISC. EXPENSES	60.00	10/22/2008
GENERAL FUND	677834	IMSA(INTL MUNICIPAL SIGNAL ASSN	MISC. EXPENSES	60.00	10/22/2008
GENERAL FUND	677834	IMSA(INTL MUNICIPAL SIGNAL ASSN	MISC. EXPENSES	60.00	10/22/2008
GENERAL FUND	677834	IMSA(INTL MUNICIPAL SIGNAL ASSN	MISC. EXPENSES	60.00	10/22/2008
GENERAL FUND	677836	INFOPRINT SOLUTIONS CO.	COMPUTER HDWRD MAINT	313.43	10/22/2008
GENERAL FUND	677837	INLAND BUSINESS MACHINES, INC	OFFICE SUPPLIES	117.62	10/22/2008
GENERAL FUND	677837	INLAND BUSINESS MACHINES, INC	MACHINERY & EQUIP RENTAL	180.85	10/22/2008
GENERAL FUND	677837	INLAND BUSINESS MACHINES, INC	OFFICE SUPPLIES	1,328.71	10/22/2008
GENERAL FUND	677837	INLAND BUSINESS MACHINES, INC	OFFICE SUPPLIES	270.00	10/22/2008
GENERAL FUND	677837	INLAND BUSINESS MACHINES, INC	MISC EQUIPMENT	6,973.77	10/22/2008
GENERAL FUND	677838	INTERNATIONAL CODE COUNCIL IN	DUES & PUBLICATIONS	180.00	10/22/2008
GENERAL FUND	677840	IRON MOUNTAIN OFF-SITE DATA PF	OTHER PROFESSIONAL SERV	354.20	10/22/2008
GENERAL FUND	677841	ISLAND ENERGY	GAS & ELECTRICITY	100.60	10/22/2008
GENERAL FUND	677842	JACK ANTHONY INDUSTRIES INC	OTHER SERVICES	945.50	10/22/2008
GENERAL FUND	677852	KAM ENVIRONMENTAL INC	BUILDING R & M SERVICES	150.00	10/22/2008
GENERAL FUND	677855	KELLY-MOORE PAINT CO., INC	BUILDING MATERIALS	190.03	10/22/2008
GENERAL FUND	677855	KELLY-MOORE PAINT CO., INC	BUILDING MATERIALS	73.02	10/22/2008
GENERAL FUND	677856	KIMLEY-HORN AND ASSOCIATES, IN	OTHER PROFESSIONAL SERV	12,726.62	10/22/2008
GENERAL FUND	677857	L.N.CURTIS & SONS	OTHER SUPPLIES	3,809.58	10/22/2008
GENERAL FUND	677860	LEXIS-NEXIS	TELECOMMUNICATIONS	118.32	10/22/2008
GENERAL FUND	677860	LEXIS-NEXIS	LAW LIBRARY PUBLICATIONS	426.00	10/22/2008
GENERAL FUND	677861	LEXISNEXIS MATTHEW BENDER	LAW LIBRARY PUBLICATIONS	226.35	10/22/2008
GENERAL FUND	677861	LEXISNEXIS MATTHEW BENDER	LAW LIBRARY PUBLICATIONS	41.54	10/22/2008
GENERAL FUND	677865	LLOYD DOUGLAS	OTHER SERVICES	195.56	10/22/2008
GENERAL FUND	677865	LLOYD DOUGLAS	OTHER SERVICES	195.56	10/22/2008
GENERAL FUND	677865	LLOYD DOUGLAS	OTHER SERVICES	195.56	10/22/2008
GENERAL FUND	677867	M & M SANITARY	OTHER SERVICES	100.45	10/22/2008
GENERAL FUND	677870	MALTBY ELECTRIC SUPPLY CO.	ELECTRICAL SUPPLIES	75.19	10/22/2008
GENERAL FUND	677873	MARK THOMAS & COMPANY	OTHER PROFESSIONAL SERV	9,872.50	10/22/2008
GENERAL FUND	677879	MAZE & ASSOCIATES	AUDIT FEES	4,704.32	10/22/2008
GENERAL FUND	677736	MISC ACCOUNTS PAYABLE	DUES & PUBLICATIONS	264.00	10/22/2008
GENERAL FUND	677723	MISC ACCOUNTS PAYABLE	POLICE EVIDENCE MONEY	1,350.00	10/22/2008
GENERAL FUND	677871	MISC ACCOUNTS PAYABLE	POLICE EVIDENCE MONEY	2,587.00	10/22/2008
GENERAL FUND	677876	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	355.00	10/22/2008
GENERAL FUND	677808	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	60.00	10/22/2008
GENERAL FUND	677939	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	355.00	10/22/2008
GENERAL FUND	677845	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	50.00	10/22/2008
GENERAL FUND	677933	MISC ACCOUNTS PAYABLE	PARKING FINES/REFUNDS	25.00	10/22/2008
GENERAL FUND	677982	MISC ACCOUNTS PAYABLE	RECRUITMENT SERVICES	78.78	10/22/2008
GENERAL FUND	677983	MISC ACCOUNTS PAYABLE	RECRUITMENT SERVICES	272.24	10/22/2008
GENERAL FUND	677800	MISC ACCOUNTS PAYABLE	OTHER SERVICES	185.00	10/22/2008
GENERAL FUND	677875	MISC EMPLOYEE REIMBURSEMENT	OFFICIAL TRAVEL	168.76	10/22/2008
GENERAL FUND	677875	MISC EMPLOYEE REIMBURSEMENT	OFFICIAL TRAVEL	187.92	10/22/2008
GENERAL FUND	677767	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	375.00	10/22/2008
GENERAL FUND	677848	MISC EMPLOYEE REIMBURSEMENT	RECRUITMENT SERVICES	95.29	10/22/2008
GENERAL FUND	677934	MISC EMPLOYEE REIMBURSEMENT	OTHER SUPPLIES	120.00	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	678019	MISC EMPLOYEE REIMBURSEMENT	OFFICIAL TRAVEL	250.00	10/22/2008
GENERAL FUND	677847	MISC EMPLOYEE REIMBURSEMENT	LEGAL FEES	49.85	10/22/2008
GENERAL FUND	677846	MISC EMPLOYEE REIMBURSEMENT	AUTO MILEAGE REIMBURSE	5.96	10/22/2008
GENERAL FUND	677884	MUNICIPAL AUDITING SERVICES	OTHER PROFESSIONAL SERV	7,091.30	10/22/2008
GENERAL FUND	677887	NAPA FORD LINCOLN MERCURY	AUTO MILEAGE REIMBURSE	15.96	10/22/2008
GENERAL FUND	677888	NAPA-SOLANO S.A.N.E./S.A.R.T.	OTHER SERVICES	975.00	10/22/2008
GENERAL FUND	677888	NAPA-SOLANO S.A.N.E./S.A.R.T.	OTHER SERVICES	975.00	10/22/2008
GENERAL FUND	677888	NAPA-SOLANO S.A.N.E./S.A.R.T.	OTHER SERVICES	975.00	10/22/2008
GENERAL FUND	677888	NAPA-SOLANO S.A.N.E./S.A.R.T.	OTHER SERVICES	975.00	10/22/2008
GENERAL FUND	677889	NASHVILLE-MCLINTOCK	OTHER PROFESSIONAL SERV	347.90	10/22/2008
GENERAL FUND	677893	NEWCOMB & SONS	OTHER SUPPLIES	3.76	10/22/2008
GENERAL FUND	677893	NEWCOMB & SONS	OTHER SUPPLIES	10.20	10/22/2008
GENERAL FUND	677893	NEWCOMB & SONS	MISC EQUIPMENT	3.76	10/22/2008
GENERAL FUND	677893	NEWCOMB & SONS	MISC EQUIPMENT	19.11	10/22/2008
GENERAL FUND	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	72.37	10/22/2008
GENERAL FUND	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	74.66	10/22/2008
GENERAL FUND	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	67.47	10/22/2008
GENERAL FUND	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	445.11	10/22/2008
GENERAL FUND	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	1,191.91	10/22/2008
GENERAL FUND	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	254.06	10/22/2008
GENERAL FUND	677899	NORTHERN CALIF ROOFING CO	OTHER SERVICES	940.00	10/22/2008
GENERAL FUND	677901	O C TANNER COMPANY	SPECIAL PROGRAMS-MISC.	683.54	10/22/2008
GENERAL FUND	677901	O C TANNER COMPANY	SPECIAL PROGRAMS-MISC.	668.36	10/22/2008
GENERAL FUND	677902	O'CONNOR LUMBER-ACE HARDWARE	ELECTRICAL SUPPLIES	55.79	10/22/2008
GENERAL FUND	677902	O'CONNOR LUMBER-ACE HARDWARE	BUILDING MATERIALS	5.91	10/22/2008
GENERAL FUND	677902	O'CONNOR LUMBER-ACE HARDWARE	BUILDING MATERIALS	2.00	10/22/2008
GENERAL FUND	677902	O'CONNOR LUMBER-ACE HARDWARE	BUILDING MATERIALS	3.00	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	23.17	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	23.54	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	COMPUTER SUPPLIES	79.22	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	37.83	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	133.04	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	COMPUTER SUPPLIES	62.80	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	650.23	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	225.15	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	53.86	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	233.05	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	167.42	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	35.10	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	115.93	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	1,217.93	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	52.15	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	91.84	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	170.54	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	77.30	10/22/2008
GENERAL FUND	677904	OFFICE DEPOT	OFFICE SUPPLIES	84.01	10/22/2008
GENERAL FUND	677908	PACER SERVICE CENTER	LEGAL FEES	12.56	10/22/2008
GENERAL FUND	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	5,619.35	10/22/2008
GENERAL FUND	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	OTHER PROFESSIONAL SERV	30.01	10/22/2008
GENERAL FUND	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	OTHER PROFESSIONAL SERV	39.25	10/22/2008
GENERAL FUND	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	8.28	10/22/2008
GENERAL FUND	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	9.73	10/22/2008
GENERAL FUND	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	10,150.45	10/22/2008
GENERAL FUND	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	140.17	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	677913	PACIFIC STORAGE	OTHER SERVICES	66.36	10/22/2008
GENERAL FUND	677913	PACIFIC STORAGE	OFFICE SUPPLIES	19.08	10/22/2008
GENERAL FUND	677913	PACIFIC STORAGE	OFFICE SUPPLIES	2.97	10/22/2008
GENERAL FUND	677913	PACIFIC STORAGE	OFFICE SUPPLIES	118.17	10/22/2008
GENERAL FUND	677913	PACIFIC STORAGE	OFFICE SUPPLIES	2.16	10/22/2008
GENERAL FUND	677917	PMC	OTHER PROFESSIONAL SERV	6,751.98	10/22/2008
GENERAL FUND	677917	PMC	OTHER PROFESSIONAL SERV	8,203.75	10/22/2008
GENERAL FUND	677923	PREFERRED ALLIANCE INC	RECRUITMENT SERVICES	168.00	10/22/2008
GENERAL FUND	677923	PREFERRED ALLIANCE INC	RECRUITMENT SERVICES	42.00	10/22/2008
GENERAL FUND	677924	QUINNS UNIFORMS	CLOTHING & UNIFORMS	62.27	10/22/2008
GENERAL FUND	677927	RED WING SHOE STORE	EQUIPMENT R/M SERVICES	100.00	10/22/2008
GENERAL FUND	677928	REDWOOD COAST PETROLEUM INC	EQUIPMENT R/M SERVICES	133.20	10/22/2008
GENERAL FUND	677928	REDWOOD COAST PETROLEUM INC	EQUIPMENT R/M SERVICES	65.21	10/22/2008
GENERAL FUND	677929	REEVES MANUFACTURING INC.	OTHER SUPPLIES	103.50	10/22/2008
GENERAL FUND	677930	REGIONAL GOVERNMENT SERVICE	RECRUITMENT SERVICES	11,442.00	10/22/2008
GENERAL FUND	677930	REGIONAL GOVERNMENT SERVICE	RECRUITMENT SERVICES	29,669.00	10/22/2008
GENERAL FUND	677931	RENNE SLOAN HOLTZMAN SAKAI LL	LEGAL FEES	10,320.53	10/22/2008
GENERAL FUND	677935	ROBERT W. NICHELINI/PETTY CASH	OFFICE SUPPLIES	36.50	10/22/2008
GENERAL FUND	677935	ROBERT W. NICHELINI/PETTY CASH	POSTAGE & MAILING	20.00	10/22/2008
GENERAL FUND	677935	ROBERT W. NICHELINI/PETTY CASH	OTHER SUPPLIES	107.76	10/22/2008
GENERAL FUND	677935	ROBERT W. NICHELINI/PETTY CASH	OFFICIAL TRAVEL	357.78	10/22/2008
GENERAL FUND	677935	ROBERT W. NICHELINI/PETTY CASH	OTHER SERVICES	609.65	10/22/2008
GENERAL FUND	677937	ROCHESTER MIDLAND CORP	CLEANING & JANITORIAL	171.06	10/22/2008
GENERAL FUND	677937	ROCHESTER MIDLAND CORP	CLEANING & JANITORIAL	437.13	10/22/2008
GENERAL FUND	677937	ROCHESTER MIDLAND CORP	CLEANING & JANITORIAL	233.25	10/22/2008
GENERAL FUND	677943	RUSSELL SHERMAN/PETTY CASH	OTHER SERVICES	4.00	10/22/2008
GENERAL FUND	677943	RUSSELL SHERMAN/PETTY CASH	OTHER SERVICES	12.00	10/22/2008
GENERAL FUND	677943	RUSSELL SHERMAN/PETTY CASH	OTHER SERVICES	18.11	10/22/2008
GENERAL FUND	677943	RUSSELL SHERMAN/PETTY CASH	CLOTHING & UNIFORMS	12.87	10/22/2008
GENERAL FUND	677943	RUSSELL SHERMAN/PETTY CASH	CLEANING & JANITORIAL	19.38	10/22/2008
GENERAL FUND	677946	SCHIVLEY, JOANNE	COUNCIL REIMBURSABLE EXP	325.00	10/22/2008
GENERAL FUND	677947	SEAN S. HOUSE	FIELD EQUIPMENT	6,000.00	10/22/2008
GENERAL FUND	677951	SHERWIN WILLIAMS	GENERAL R/M SUPPLIES	142.16	10/22/2008
GENERAL FUND	677957	SOLANO COUNTY DOG LICENSING	DOG LICENSE	1,509.00	10/22/2008
GENERAL FUND	677958	SOLANO CTY AUDITOR-CONTROLLE	SOLANO CNTY-PARK FINE FEE	2,430.00	10/22/2008
GENERAL FUND	677959	SOLANO CTY DEPT OF RESOURCE	PRINTING & BINDING	31.71	10/22/2008
GENERAL FUND	677961	SOLANO EDC	TRAINING & CONFERENCES	25.00	10/22/2008
GENERAL FUND	677966	SPRINT	EQUIPMENT R/M SERVICES	5,685.06	10/22/2008
GENERAL FUND	677967	SPRINT	TELECOMMUNICATIONS	617.55	10/22/2008
GENERAL FUND	677969	STAPLES BUSINESS ADVANTAGE	OFFICE SUPPLIES	69.00	10/22/2008
GENERAL FUND	677969	STAPLES BUSINESS ADVANTAGE	OFFICE SUPPLIES	43.94	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SERVICES	7.74	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	58.23	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	COMPUTER EQUIPMENT	167.50	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	64.14	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	1.68	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	3.36	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	1.13	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	5.99	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	6.64	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	4.74	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	4.97	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	7.58	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	1.97	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	0.72	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	22.12	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	103.91	10/22/2008
GENERAL FUND	677971	STATE BOARD OF EQUALIZATION	OTHER SERVICES	0.11	10/22/2008
GENERAL FUND	677972	STERICYCLE, INC.	OTHER SERVICES	197.08	10/22/2008
GENERAL FUND	677976	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	87.99	10/22/2008
GENERAL FUND	677979	TASINI AND ASSOCIATES	OTHER PROFESSIONAL SERV	5,197.50	10/22/2008
GENERAL FUND	677980	TED TODD DBA TTI POLYGRAPH	OTHER PROFESSIONAL SERV	900.00	10/22/2008
GENERAL FUND	677980	TED TODD DBA TTI POLYGRAPH	OTHER PROFESSIONAL SERV	900.00	10/22/2008
GENERAL FUND	677987	TIMES-HERALD	RECRUITMENT SERVICES	22,112.92	10/22/2008
GENERAL FUND	677988	TIMES-HERALD ADVERTISING	PUBLICITY & ADVERTISING	194.40	10/22/2008
GENERAL FUND	677988	TIMES-HERALD ADVERTISING	PUBLICITY & ADVERTISING	92.20	10/22/2008
GENERAL FUND	677988	TIMES-HERALD ADVERTISING	PUBLICITY & ADVERTISING	318.50	10/22/2008
GENERAL FUND	677988	TIMES-HERALD ADVERTISING	PUBLICITY & ADVERTISING	172.00	10/22/2008
GENERAL FUND	677988	TIMES-HERALD ADVERTISING	PUBLICITY & ADVERTISING	149.20	10/22/2008
GENERAL FUND	677990	TOSHIBA BUSINESS SOLUTIONS, IN	OFFICE SUPPLIES	268.17	10/22/2008
GENERAL FUND	677993	TREASURER OF ALAMEDA COUNTY	OTHER PROFESSIONAL SERV	2,034.50	10/22/2008
GENERAL FUND	677993	TREASURER OF ALAMEDA COUNTY	OTHER PROFESSIONAL SERV	910.00	10/22/2008
GENERAL FUND	677997	UNITED PARCEL SERVICE	POSTAGE & MAILING	23.70	10/22/2008
GENERAL FUND	677999	URBAN FUTURES INCORPORATED	OTHER PROFESSIONAL SERV	4,203.75	10/22/2008
GENERAL FUND	678000	US EXPRESS LEASING-USXL	MACHINERY & EQUIP RENTAL	172.63	10/22/2008
GENERAL FUND	678000	US EXPRESS LEASING-USXL	MACHINERY & EQUIP RENTAL	172.63	10/22/2008
GENERAL FUND	678000	US EXPRESS LEASING-USXL	MACHINERY & EQUIP RENTAL	172.63	10/22/2008
GENERAL FUND	678004	VALLEJO CHAMBER OF COMMERCE	DUES & PUBLICATIONS	177.50	10/22/2008
GENERAL FUND	678006	VALLEJO ELECTRIC MOTOR SHOP	ELECTRICAL SUPPLIES	352.69	10/22/2008
GENERAL FUND	678008	VALLEJO SANITATION & FLOOD	WATER	91.92	10/22/2008
GENERAL FUND	678008	VALLEJO SANITATION & FLOOD	WATER	57.58	10/22/2008
GENERAL FUND	678008	VALLEJO SANITATION & FLOOD	WATER	50.16	10/22/2008
GENERAL FUND	678012	W W GRAINGER INC.	ELECTRICAL SUPPLIES	12.67	10/22/2008
GENERAL FUND	678012	W W GRAINGER INC.	BUILDING MATERIALS	818.37	10/22/2008
GENERAL FUND	678012	W W GRAINGER INC.	BUILDING MATERIALS	250.78	10/22/2008
GENERAL FUND	678016	WESTAFF	OTHER SERVICES	544.32	10/22/2008
GENERAL FUND	678016	WESTAFF	OTHER SERVICES	174.96	10/22/2008
GENERAL FUND	678016	WESTAFF	OTHER SERVICES	777.60	10/22/2008
GENERAL FUND	678016	WESTAFF	OTHER SERVICES	155.52	10/22/2008
GENERAL FUND	678016	WESTAFF	OTHER SERVICES	1,555.20	10/22/2008
GENERAL FUND	678016	WESTAFF	OTHER SERVICES	311.04	10/22/2008
GENERAL FUND	678017	WHEELER-SONOMA PRINTERS	PRINTING & BINDING	735.52	10/22/2008
GENERAL FUND	678017	WHEELER-SONOMA PRINTERS	PRINTING & BINDING	2,427.75	10/22/2008
GENERAL FUND	678020	WILSON, MICHAEL	COUNCIL REIMBURSABLE EXP	325.00	10/22/2008
GENERAL FUND	678023	YOLO CANINE ACADEMY	OTHER SERVICES	900.00	10/22/2008
GENERAL FUND	678025	ZOLL MEDICAL CORP GPO	SAFETY TRAINING SUPPLIES	1,242.47	10/22/2008
Sub total of:GENERAL FUND				296,700.84	
COMMUNITY DEV BLOCK GRANT	677791	FEDERAL EXPRESS	POSTAGE & MAILING	28.58	10/22/2008
COMMUNITY DEV BLOCK GRANT	677814	MISC EMPLOYEE REIMBURSEMENT	TRAINING & CONFERENCES	80.18	10/22/2008
Sub total of:COMMUNITY DEV BLOCK GRANT				108.76	
MARE ISLAND CONVERSION	677984	TETRA TECH EMI	OTHER PROFESSIONAL SERV	4,802.98	10/22/2008
Sub total of:MARE ISLAND CONVERSION				4,802.98	
MARE ISLAND LEASING	677776	DMJM + HARRIS INC	TECHNICAL STUDIES	9,800.00	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
MARE ISLAND LEASING	677781	DUN & BRADSTREET	OFFICE SUPPLIES	42.00	10/22/2008
MARE ISLAND LEASING	677804	GE CAPITAL	COMPUTER EQUIPMENT	322.08	10/22/2008
MARE ISLAND LEASING	677841	ISLAND ENERGY	BUILDING R & M SERVICES	187.81	10/22/2008
MARE ISLAND LEASING	677953	SINCLAIR & ASSOCIATES	TECHNICAL STUDIES	6,151.65	10/22/2008
MARE ISLAND LEASING	677953	SINCLAIR & ASSOCIATES	TECHNICAL STUDIES	1,480.55	10/22/2008
MARE ISLAND LEASING	677953	SINCLAIR & ASSOCIATES	TECHNICAL STUDIES	3,341.10	10/22/2008
MARE ISLAND LEASING	678008	VALLEJO SANITATION & FLOOD	BUILDING R & M SERVICES	31.02	10/22/2008
MARE ISLAND LEASING	678010	VERIZON CONFERENCING	TECHNICAL STUDIES	60.15	10/22/2008
MARE ISLAND LEASING	678010	VERIZON CONFERENCING	BUILDING R & M SERVICES	49.05	10/22/2008
MARE ISLAND LEASING	678016	WESTAFF	BUILDING R & M SERVICES	738.72	10/22/2008
MARE ISLAND LEASING	678024	ZENTNER & ZENTNER	TECHNICAL STUDIES	2,463.70	10/22/2008
Sub total of:MARE ISLAND LEASING				24,667.83	
MARE ISLAND CFD 2002-1	677692	AC3	OTHER SERVICES	540.00	10/22/2008
MARE ISLAND CFD 2002-1	677692	AC3	OTHER SERVICES	1,350.00	10/22/2008
MARE ISLAND CFD 2002-1	677705	ARAMARK UNIFORM SERVICES, INC	CLOTHING & UNIFORMS	3.37	10/22/2008
MARE ISLAND CFD 2002-1	677705	ARAMARK UNIFORM SERVICES, INC	CLOTHING & UNIFORMS	3.37	10/22/2008
MARE ISLAND CFD 2002-1	677705	ARAMARK UNIFORM SERVICES, INC	CLOTHING & UNIFORMS	3.37	10/22/2008
MARE ISLAND CFD 2002-1	677719	BENICIA VALLEJO HUMANE SOCIET	OTHER PROFESSIONAL SERV	1,037.54	10/22/2008
MARE ISLAND CFD 2002-1	677751	CLARK PEST CONTROL	OTHER SERVICES	63.00	10/22/2008
MARE ISLAND CFD 2002-1	677751	CLARK PEST CONTROL	OTHER SERVICES	84.00	10/22/2008
MARE ISLAND CFD 2002-1	677763	CS MARINE CONTRUCTORS INC	OTHER SERVICES	34,487.15	10/22/2008
MARE ISLAND CFD 2002-1	677763	CS MARINE CONTRUCTORS INC	OTHER SERVICES	2,156.08	10/22/2008
MARE ISLAND CFD 2002-1	677810	GOODWIN CONSULTING GROUP INC	OTHER PROFESSIONAL SERV	597.50	10/22/2008
MARE ISLAND CFD 2002-1	677841	ISLAND ENERGY	GAS & ELECTRICITY	836.63	10/22/2008
MARE ISLAND CFD 2002-1	677841	ISLAND ENERGY	GAS & ELECTRICITY	93.59	10/22/2008
MARE ISLAND CFD 2002-1	677841	ISLAND ENERGY	GAS & ELECTRICITY	996.91	10/22/2008
MARE ISLAND CFD 2002-1	677841	ISLAND ENERGY	GAS & ELECTRICITY	72.99	10/22/2008
MARE ISLAND CFD 2002-1	677859	LANE SAFETY CO., INC	OTHER SERVICES	2,886.80	10/22/2008
MARE ISLAND CFD 2002-1	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	13.58	10/22/2008
MARE ISLAND CFD 2002-1	677912	PACIFIC HIGHWAY RENTALS LLC	OTHER SERVICES	6,496.19	10/22/2008
MARE ISLAND CFD 2002-1	677971	STATE BOARD OF EQUALIZATION	OTHER R/M SUPPLIES	0.95	10/22/2008
MARE ISLAND CFD 2002-1	677994	TRENCH & TRAFFIC SUPPLY INC.	OTHER SERVICES	916.82	10/22/2008
Sub total of:MARE ISLAND CFD 2002-1				52,639.84	
HOUSING ADMINISTRATION	677761	CORPORATE-ONE	OFFICE SUPPLIES	37.91	10/22/2008
HOUSING ADMINISTRATION	677761	CORPORATE-ONE	OFFICE SUPPLIES	383.19	10/22/2008
HOUSING ADMINISTRATION	677761	CORPORATE-ONE	OFFICE SUPPLIES	8.55	10/22/2008
HOUSING ADMINISTRATION	677761	CORPORATE-ONE	OFFICE SUPPLIES	10.15	10/22/2008
HOUSING ADMINISTRATION	677761	CORPORATE-ONE	OFFICE SUPPLIES	469.19	10/22/2008
HOUSING ADMINISTRATION	677791	FEDERAL EXPRESS	POSTAGE & MAILING	23.74	10/22/2008
HOUSING ADMINISTRATION	677854	KELLY SERVICES INC	OTHER PROFESSIONAL SERV	1,442.00	10/22/2008
HOUSING ADMINISTRATION	677854	KELLY SERVICES INC	OTHER PROFESSIONAL SERV	1,442.00	10/22/2008
HOUSING ADMINISTRATION	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	884.20	10/22/2008
HOUSING ADMINISTRATION	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	398.75	10/22/2008
HOUSING ADMINISTRATION	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	31.03	10/22/2008
HOUSING ADMINISTRATION	677960	SOLANO CTY TAX COLLECTOR	OTHER SERVICES	3,679.04	10/22/2008
HOUSING ADMINISTRATION	677969	STAPLES BUSINESS ADVANTAGE	FURNITURE & FIXTURES	311.69	10/22/2008
HOUSING ADMINISTRATION	677978	TALX CORPORATION	OTHER PROFESSIONAL SERV	318.00	10/22/2008
HOUSING ADMINISTRATION	678009	VALLEJO UNIFIED SCHOOL DIST	PRINTING & BINDING	354.53	10/22/2008
Sub total of:HOUSING ADMINISTRATION				9,793.97	

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
HOUSING DEVELOPMENT	677869	MAIL CALL MOBILE NOTARY SERVICE	OTHER PROFESSIONAL SERV	175.00	10/22/2008
Sub total of:HOUSING DEVELOPMENT				175.00	
URBAN FOREST GRANT	677793	FIGHTING BACK PARTNERSHIP	OTHER SERVICES	12,130.00	10/22/2008
Sub total of:URBAN FOREST GRANT				12,130.00	
OUTSIDE FUNDED SERVICES	677687	ABRAMS ASSOCIATES TRAFFIC	VALLEJO YOLANO LP	4,876.00	10/22/2008
OUTSIDE FUNDED SERVICES	677858	LAK ASSOCIATES LLC	PLANNING - BROOKS STREET	1,597.68	10/22/2008
OUTSIDE FUNDED SERVICES	677992	TRANSPEDIA CONSULTING ENGINE	OLD BROADWAY RETAIL CENTR	16,610.75	10/22/2008
Sub total of:OUTSIDE FUNDED SERVICES				23,084.43	
STATE GAS TAX	677716	BAYSHORE MATERIALS, INC.	ELECTRICAL SUPPLIES	80.53	10/22/2008
STATE GAS TAX	677756	CONSOLIDATED ELECTRICAL DIST.	ELECTRICAL SUPPLIES	537.30	10/22/2008
STATE GAS TAX	677784	ELIZALDE CONSTRUCTION	SITE IMPROVEMENTS	530.00	10/22/2008
STATE GAS TAX	677880	MCCAIN TRAFFIC SUPPLY	ELECTRICAL SUPPLIES	268.44	10/22/2008
STATE GAS TAX	677902	O'CONNOR LUMBER-ACE HARDWARE	ELECTRICAL SUPPLIES	83.43	10/22/2008
STATE GAS TAX	677902	O'CONNOR LUMBER-ACE HARDWARE	ELECTRICAL SUPPLIES	55.62	10/22/2008
STATE GAS TAX	677902	O'CONNOR LUMBER-ACE HARDWARE	ELECTRICAL SUPPLIES	18.79	10/22/2008
STATE GAS TAX	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	80.47	10/22/2008
STATE GAS TAX	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	350.13	10/22/2008
STATE GAS TAX	677976	SYAR INDUSTRIES	ELECTRICAL SUPPLIES	42.95	10/22/2008
STATE GAS TAX	677976	SYAR INDUSTRIES	ELECTRICAL SUPPLIES	85.90	10/22/2008
Sub total of:STATE GAS TAX				2,133.56	
SOLID WASTE DISPOSAL	677894	NEWPOINT GROUP INC	AUDIT FEES	7,815.00	10/22/2008
SOLID WASTE DISPOSAL	677988	TIMES-HERALD ADVERTISING	PUBLICITY & ADVERTISING	2,578.00	10/22/2008
SOLID WASTE DISPOSAL	678003	VALCORE RECYCLING INC	SPECIAL PROGRAMS	1,300.00	10/22/2008
Sub total of:SOLID WASTE DISPOSAL				11,693.00	
HIDDENBROOKE COMM SVC DST	677765	D & H LANDSCAPING	R/M IRRIGATION	376.38	10/22/2008
HIDDENBROOKE COMM SVC DST	677765	D & H LANDSCAPING	R/M IRRIGATION	122.00	10/22/2008
HIDDENBROOKE COMM SVC DST	677866	LSA ASSOCIATES, INC.	GROUNDS R/M SERVICES	800.00	10/22/2008
Sub total of:HIDDENBROOKE COMM SVC DST				1,298.38	
ASSET SEIZURE PROGRAM	677766	MISC ACCOUNTS PAYABLE	POLICE-STATE CONFISCATED	6,716.83	10/22/2008
ASSET SEIZURE PROGRAM	677702	MISC ACCOUNTS PAYABLE	POLICE-STATE CONFISCATED	1,100.00	10/22/2008
Sub total of:ASSET SEIZURE PROGRAM				7,816.83	
TRAFFIC OFFENDER VEH-VETO	677703	APPLIED CONCEPTS INC	MISC EQUIPMENT	445.59	10/22/2008
TRAFFIC OFFENDER VEH-VETO	677732	BPG PACIFIC LLC	AUTO EQUIPMENT	4,707.83	10/22/2008
TRAFFIC OFFENDER VEH-VETO	677732	BPG PACIFIC LLC	AUTO EQUIPMENT	711.97	10/22/2008
TRAFFIC OFFENDER VEH-VETO	677815	H-D/BUELL OF VALLEJO, INC.	AUTO EQUIPMENT	35.31	10/22/2008
TRAFFIC OFFENDER VEH-VETO	677815	H-D/BUELL OF VALLEJO, INC.	AUTO EQUIPMENT	21.78	10/22/2008
TRAFFIC OFFENDER VEH-VETO	677815	H-D/BUELL OF VALLEJO, INC.	AUTO EQUIPMENT	8.16	10/22/2008
TRAFFIC OFFENDER VEH-VETO	677822	HEARING SERVICES OF VALLEJO	MISC EQUIPMENT	54.00	10/22/2008
TRAFFIC OFFENDER VEH-VETO	677971	STATE BOARD OF EQUALIZATION	MISC EQUIPMENT	15.49	10/22/2008
Sub total of:TRAFFIC OFFENDER VEH-VETO				6,000.13	
CADET PROGRAM	677971	STATE BOARD OF EQUALIZATION	CLOTHING & UNIFORMS	5.16	10/22/2008
CADET PROGRAM	677971	STATE BOARD OF EQUALIZATION	CLOTHING & UNIFORMS	24.76	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
CADET PROGRAM	677971	STATE BOARD OF EQUALIZATION	CLOTHING & UNIFORMS	13.96	10/22/2008
CADET PROGRAM	677971	STATE BOARD OF EQUALIZATION	CLOTHING & UNIFORMS	35.67	10/22/2008
CADET PROGRAM	677971	STATE BOARD OF EQUALIZATION	CLOTHING & UNIFORMS	4.41	10/22/2008
CADET PROGRAM	677971	STATE BOARD OF EQUALIZATION	CLOTHING & UNIFORMS	115.79	10/22/2008
Sub total of:CADET PROGRAM				199.75	
CA DEPT-CORECTN/REHAB GRT	677793	FIGHTING BACK PARTNERSHIP	OTHER PROFESSIONAL SERV	2,596.34	10/22/2008
CA DEPT-CORECTN/REHAB GRT	677793	FIGHTING BACK PARTNERSHIP	OTHER OPERATING EXPENSE	77.22	10/22/2008
CA DEPT-CORECTN/REHAB GRT	677793	FIGHTING BACK PARTNERSHIP	OTHER PROFESSIONAL SERV	17,286.98	10/22/2008
CA DEPT-CORECTN/REHAB GRT	677793	FIGHTING BACK PARTNERSHIP	OTHER SERVICES	16,794.90	10/22/2008
CA DEPT-CORECTN/REHAB GRT	677793	FIGHTING BACK PARTNERSHIP	OTHER OPERATING EXPENSE	9,494.44	10/22/2008
CA DEPT-CORECTN/REHAB GRT	677793	FIGHTING BACK PARTNERSHIP	MISC. EXPENSES	336.75	10/22/2008
Sub total of:CA DEPT-CORECTN/REHAB GRT				46,586.63	
LANDSCAPE MAINT DIST-ADM	677699	ALOHA SAW & MOWER, INC	OTHER SUPPLIES	23.57	10/22/2008
LANDSCAPE MAINT DIST-ADM	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	7.58	10/22/2008
LANDSCAPE MAINT DIST-ADM	678016	WESTAFF	OTHER SERVICES	77.76	10/22/2008
LANDSCAPE MAINT DIST-ADM	678016	WESTAFF	OTHER SERVICES	602.64	10/22/2008
LANDSCAPE MAINT DIST-ADM	678016	WESTAFF	OTHER SERVICES	1,866.24	10/22/2008
Sub total of:LANDSCAPE MAINT DIST-ADM				2,577.79	
SANDPIPER POINT LMD	677752	COAST LANDSCAPE MANAGEMENT	GROUNDS R/M SERVICES	1,611.00	10/22/2008
SANDPIPER POINT LMD	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	17.46	10/22/2008
Sub total of:SANDPIPER POINT LMD				1,628.46	
SUMMIT II LMD	677765	D & H LANDSCAPING	GROUNDS R/M SERVICES	401.70	10/22/2008
Sub total of:SUMMIT II LMD				401.70	
TOWN & COUNTRY LMD	677752	COAST LANDSCAPE MANAGEMENT	GROUNDS R/M SERVICES	205.00	10/22/2008
TOWN & COUNTRY LMD	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	18.03	10/22/2008
TOWN & COUNTRY LMD	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	14.63	10/22/2008
Sub total of:TOWN & COUNTRY LMD				237.66	
COSTA DEL RIO (SEAVIEW)	677765	D & H LANDSCAPING	R/M REHABILITATION	539.00	10/22/2008
COSTA DEL RIO (SEAVIEW)	677765	D & H LANDSCAPING	R/M REHABILITATION	1,365.19	10/22/2008
COSTA DEL RIO (SEAVIEW)	677897	NORTH BAY LANDSCAPE MGMT, INC	GROUNDS R/M SERVICES	1,236.00	10/22/2008
COSTA DEL RIO (SEAVIEW)	677998	UNIVERSAL BUILDING SERVICES	R/M SWEEPING	276.00	10/22/2008
Sub total of:COSTA DEL RIO (SEAVIEW)				3,416.19	
MONICA PLACE LMD	677765	D & H LANDSCAPING	GROUNDS R/M SERVICES	10.30	10/22/2008
Sub total of:MONICA PLACE LMD				10.30	
CARRIAGE OAKS LMD	677752	COAST LANDSCAPE MANAGEMENT	GROUNDS R/M SERVICES	278.00	10/22/2008
CARRIAGE OAKS LMD	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	18.37	10/22/2008
Sub total of:CARRIAGE OAKS LMD				296.37	
CIMARRON HILL/MADIGAN LMD	677752	COAST LANDSCAPE MANAGEMENT	GROUNDS R/M SERVICES	1,441.00	10/22/2008
CIMARRON HILL/MADIGAN LMD	677765	D & H LANDSCAPING	R/M REHABILITATION	277.00	10/22/2008
CIMARRON HILL/MADIGAN LMD	677765	D & H LANDSCAPING	R/M REHABILITATION	374.43	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
CIMARRON HILL/MADIGAN LMD	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	8.76	10/22/2008
CIMARRON HILL/MADIGAN LMD	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	94.95	10/22/2008
Sub total of:CIMARRON HILL/MADIGAN LMD				2,196.14	
FLEM HILL/SPRINGTREE LMD	677752	COAST LANDSCAPE MANAGEMENT	GROUNDS R/M SERVICES	1,218.00	10/22/2008
FLEM HILL/SPRINGTREE LMD	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	68.00	10/22/2008
Sub total of:FLEM HILL/SPRINGTREE LMD				1,286.00	
SOMMERSET I & II LMD	677765	D & H LANDSCAPING	R/M REHABILITATION	366.00	10/22/2008
Sub total of:SOMMERSET I & II LMD				366.00	
WOODRIDGE LMD	677765	D & H LANDSCAPING	GROUNDS R/M SERVICES	978.50	10/22/2008
Sub total of:WOODRIDGE LMD				978.50	
COLLEGE HILLS LMD	677752	COAST LANDSCAPE MANAGEMENT	GROUNDS R/M SERVICES	490.00	10/22/2008
COLLEGE HILLS LMD	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	9.16	10/22/2008
Sub total of:COLLEGE HILLS LMD				499.16	
SOMMERSET III LMD	677765	D & H LANDSCAPING	GROUNDS R/M SERVICES	901.25	10/22/2008
Sub total of:SOMMERSET III LMD				901.25	
N/E QUADRANT LMD	677731	BORRECCO/KILLIAN & ASSOC INC	GROUNDS R/M SERVICES	4,764.00	10/22/2008
N/E QUADRANT LMD	677743	CAMPOBELLO DEVELOPMENT COR	R/M REHABILITATION	3,956.00	10/22/2008
N/E QUADRANT LMD	677765	D & H LANDSCAPING	R/M REHABILITATION	540.63	10/22/2008
N/E QUADRANT LMD	677765	D & H LANDSCAPING	R/M REHABILITATION	359.48	10/22/2008
N/E QUADRANT LMD	677878	MATTERI ELECTRIC	R/M VANDALISM	220.70	10/22/2008
N/E QUADRANT LMD	677897	NORTH BAY LANDSCAPE MGMT, INC	GROUNDS R/M SERVICES	1,200.00	10/22/2008
N/E QUADRANT LMD	677897	NORTH BAY LANDSCAPE MGMT, INC	GROUNDS R/M SERVICES	1,200.00	10/22/2008
N/E QUADRANT LMD	677897	NORTH BAY LANDSCAPE MGMT, INC	GROUNDS R/M SERVICES	13,200.00	10/22/2008
Sub total of:N/E QUADRANT LMD				25,440.81	
GARTHE RANCH LMD	677765	D & H LANDSCAPING	R/M VANDALISM	149.00	10/22/2008
GARTHE RANCH LMD	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	164.53	10/22/2008
Sub total of:GARTHE RANCH LMD				313.53	
HUNTER RANCH I & II LMD	677765	D & H LANDSCAPING	GROUNDS R/M SERVICES	298.70	10/22/2008
Sub total of:HUNTER RANCH I & II LMD				298.70	
GLEN COVE I & II-CTRY PL	677765	D & H LANDSCAPING	R/M REHABILITATION	101.00	10/22/2008
GLEN COVE I & II-CTRY PL	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	102.23	10/22/2008
Sub total of:GLEN COVE I & II-CTRY PL				203.23	
TOWN & COUNTRY II LMD	677752	COAST LANDSCAPE MANAGEMENT	GROUNDS R/M SERVICES	822.00	10/22/2008
Sub total of:TOWN & COUNTRY II LMD				822.00	
GLEN COVE III LMD	677765	D & H LANDSCAPING	R/M REHABILITATION	182.35	10/22/2008
GLEN COVE III LMD	677765	D & H LANDSCAPING	R/M REHABILITATION	1,375.00	10/22/2008
GLEN COVE III LMD	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	219.70	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
Sub total of:GLEN COVE III LMD				1,777.05	
MARINE WORLD LMD	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	9.84	10/22/2008
Sub total of:MARINE WORLD LMD				9.84	
CAPITAL OUTLAY FUND	677750	CHAVEZ TRUCKING	GLEN COVE MAINTENANCE	4,838.00	10/22/2008
CAPITAL OUTLAY FUND	677784	ELIZALDE CONSTRUCTION	GLEN COVE MAINTENANCE	12,300.00	10/22/2008
Sub total of:CAPITAL OUTLAY FUND				17,138.00	
DOWNTOWN DEVELOP CAP PROJ	677717	BELLECCI & ASSOC INC	STREETSCAPE DESIGN	14,866.00	10/22/2008
Sub total of:DOWNTOWN DEVELOP CAP PROJ				14,866.00	
2000 CIP COPs (\$30.38 Mn)	677968	STANDARD & POOR'S-CHICAGO	FINANCING SERVICES	3,500.00	10/22/2008
Sub total of:2000 CIP COPs (\$30.38 Mn)				3,500.00	
AD#65 FAIRGROUNDS DRIVE	677890	NBS GOVERNMENT FINANCE GROU	FINANCING SERVICES	10.07	10/22/2008
Sub total of:AD#65 FAIRGROUNDS DRIVE				10.07	
GLEN COVE AD 61	677890	NBS GOVERNMENT FINANCE GROU	OTHER PROFESSIONAL SERV	5,259.56	10/22/2008
Sub total of:GLEN COVE AD 61				5,259.56	
HIDDENBROOKE 1998	677810	GOODWIN CONSULTING GROUP INC	DEBT SVC ADMIN	713.75	10/22/2008
Sub total of:HIDDENBROOKE 1998				713.75	
N.E. QUAD IMP DIST 03-1	677890	NBS GOVERNMENT FINANCE GROU	DEBT SVC ADMIN	2,187.00	10/22/2008
Sub total of:N.E. QUAD IMP DIST 03-1				2,187.00	
NE QUAD 2003-B REV BONDS	677890	NBS GOVERNMENT FINANCE GROU	DEBT SVC ADMIN	4,802.29	10/22/2008
Sub total of:NE QUAD 2003-B REV BONDS				4,802.29	
WATER	677688	ACCONTEMPS	OTHER PROFESSIONAL SERV	920.40	10/22/2008
WATER	677688	ACCONTEMPS	OTHER PROFESSIONAL SERV	755.20	10/22/2008
WATER	677688	ACCONTEMPS	OTHER PROFESSIONAL SERV	944.00	10/22/2008
WATER	677699	ALOHA SAW & MOWER, INC	GENERAL R/M SUPPLIES	8.42	10/22/2008
WATER	677705	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	3.99	10/22/2008
WATER	677705	ARAMARK UNIFORM SERVICES, INC	GENERAL R/M SUPPLIES	3.99	10/22/2008
WATER	677705	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	3.99	10/22/2008
WATER	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	31.64	10/22/2008
WATER	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	6.51	10/22/2008
WATER	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	31.64	10/22/2008
WATER	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	6.51	10/22/2008
WATER	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	69.14	10/22/2008
WATER	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	69.02	10/22/2008
WATER	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	111.99	10/22/2008
WATER	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	67.54	10/22/2008
WATER	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	76.47	10/22/2008
WATER	677716	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	64.43	10/22/2008
WATER	677716	BAYSHORE MATERIALS, INC.	GENERAL R/M SUPPLIES	56.91	10/22/2008
WATER	677721	BERT WILLIAMS & SONS INC.	GENERAL R/M SUPPLIES	37.96	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
WATER	677721	BERT WILLIAMS & SONS INC.	GENERAL R/M SUPPLIES	63.01	10/22/2008
WATER	677721	BERT WILLIAMS & SONS INC.	GENERAL R/M SUPPLIES	3.75	10/22/2008
WATER	677730	BORGES & MAHONEY	OTHER SERVICES	758.24	10/22/2008
WATER	677735	CA DEPT OF PUBLIC HEATH	TRAINING & CONFERENCES	105.00	10/22/2008
WATER	677735	CA DEPT OF PUBLIC HEATH	TRAINING & CONFERENCES	120.00	10/22/2008
WATER	677739	CALIFORNIA SURVEYING & DRAFT	FIELD EQUIP ACQUISITION	306.21	10/22/2008
WATER	677740	CALTEST LAB	LABORATORY SERVICES	74.10	10/22/2008
WATER	677740	CALTEST LAB	LABORATORY SERVICES	344.85	10/22/2008
WATER	677751	CLARK PEST CONTROL	BUILDING R & M SERVICES	216.00	10/22/2008
WATER	677765	D & H LANDSCAPING	GROUNDS R/M SERVICES	725.66	10/22/2008
WATER	677771	DELTA CONSERVATION CAMP CDF	GROUNDS R/M SERVICES	100.00	10/22/2008
WATER	677771	DELTA CONSERVATION CAMP CDF	GROUNDS R/M SERVICES	500.00	10/22/2008
WATER	677774	DEPT OF HEALTH SVCS (DHS-OCP)	DUES & PUBLICATIONS	80.00	10/22/2008
WATER	677784	ELIZALDE CONSTRUCTION	GENERAL R/M SUPPLIES	150.00	10/22/2008
WATER	677788	EVERGREEN OIL INC.	GENERAL R/M SUPPLIES	65.00	10/22/2008
WATER	677791	FEDERAL EXPRESS	POSTAGE & MAILING	219.36	10/22/2008
WATER	677796	FISHER SCIENTIFIC	LABORATORY SUPPLIES	97.55	10/22/2008
WATER	677806	GENERAL CHEMICAL PERFORMANC	CHEMICAL SUPPLIES	4,809.21	10/22/2008
WATER	677816	HACH COMPANY	LABORATORY SUPPLIES	73.13	10/22/2008
WATER	677816	HACH COMPANY	CHEMICAL SUPPLIES	156.93	10/22/2008
WATER	677819	HARRINGTON INDUSTRIAL PLASTIC	GENERAL R/M SUPPLIES	277.01	10/22/2008
WATER	677821	HAYES SUPPLY CO. INC.	GENERAL R/M SUPPLIES	349.79	10/22/2008
WATER	677829	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	8.63	10/22/2008
WATER	677829	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	(8.63)	10/22/2008
WATER	677829	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	17.14	10/22/2008
WATER	677835	INDUSTRIAL SAFETY SUPPLY	GENERAL R/M SUPPLIES	618.17	10/22/2008
WATER	677837	INLAND BUSINESS MACHINES, INC	OTHER SUPPLIES	46.82	10/22/2008
WATER	677837	INLAND BUSINESS MACHINES, INC	MACHINERY & EQUIP RENTAL	910.57	10/22/2008
WATER	677837	INLAND BUSINESS MACHINES, INC	PRINTING & BINDING	35.13	10/22/2008
WATER	677837	INLAND BUSINESS MACHINES, INC	MACHINERY & EQUIP RENTAL	89.00	10/22/2008
WATER	677841	ISLAND ENERGY	GAS & ELECTRICITY	15.57	10/22/2008
WATER	677851	JPMORGAN CHASE BANK, N.A.	OTHER PROFESSIONAL SERV	18,614.06	10/22/2008
WATER	677852	KAM ENVIRONMENTAL INC	OTHER SERVICES	150.00	10/22/2008
WATER	677881	MCMaster-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	28.25	10/22/2008
WATER	677881	MCMaster-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	80.64	10/22/2008
WATER	677881	MCMaster-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	28.99	10/22/2008
WATER	677881	MCMaster-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	225.93	10/22/2008
WATER	677881	MCMaster-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	(78.35)	10/22/2008
WATER	677881	MCMaster-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	14.20	10/22/2008
WATER	677693	MISC EMPLOYEE REIMBURSEMENT	DUES & PUBLICATIONS	29.00	10/22/2008
WATER	677938	MISC EMPLOYEE REIMBURSEMENT	CONSERVATION SERVICES	735.50	10/22/2008
WATER	677782	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	36.78	10/22/2008
WATER	677914	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	11.62	10/22/2008
WATER	677805	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	50.91	10/22/2008
WATER	677936	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	96.68	10/22/2008
WATER	677768	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	38.84	10/22/2008
WATER	677864	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	90.16	10/22/2008
WATER	677877	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	59.26	10/22/2008
WATER	678021	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	96.34	10/22/2008
WATER	677729	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	20.04	10/22/2008
WATER	677696	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	16.45	10/22/2008
WATER	677770	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	109.32	10/22/2008
WATER	677748	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	20.30	10/22/2008
WATER	677932	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	78.23	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
WATER	677713	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	25.00	10/22/2008
WATER	678014	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	72.52	10/22/2008
WATER	677995	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	45.43	10/22/2008
WATER	677813	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	88.10	10/22/2008
WATER	677956	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	67.54	10/22/2008
WATER	677744	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	41.90	10/22/2008
WATER	677811	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	9.70	10/22/2008
WATER	677918	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	18.24	10/22/2008
WATER	677718	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	77.80	10/22/2008
WATER	677900	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	241.65	10/22/2008
WATER	677868	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	38.37	10/22/2008
WATER	677903	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	64.43	10/22/2008
WATER	677850	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	19.02	10/22/2008
WATER	677975	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	26.48	10/22/2008
WATER	677803	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	18.24	10/22/2008
WATER	677759	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	71.80	10/22/2008
WATER	677882	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	27.78	10/22/2008
WATER	677952	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	79.86	10/22/2008
WATER	677954	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	13.30	10/22/2008
WATER	677896	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	96.86	10/22/2008
WATER	677754	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	71.80	10/22/2008
WATER	677742	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	94.28	10/22/2008
WATER	677941	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	16.18	10/22/2008
WATER	677950	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	209.19	10/22/2008
WATER	677886	NAPA COUNTY TAX COLLECTOR	TAXES	414.68	10/22/2008
WATER	677886	NAPA COUNTY TAX COLLECTOR	TAXES	414.68	10/22/2008
WATER	677886	NAPA COUNTY TAX COLLECTOR	TAXES	1,475.74	10/22/2008
WATER	677886	NAPA COUNTY TAX COLLECTOR	TAXES	2,136.01	10/22/2008
WATER	677886	NAPA COUNTY TAX COLLECTOR	TAXES	216.83	10/22/2008
WATER	677886	NAPA COUNTY TAX COLLECTOR	TAXES	257.47	10/22/2008
WATER	677886	NAPA COUNTY TAX COLLECTOR	TAXES	184.75	10/22/2008
WATER	677886	NAPA COUNTY TAX COLLECTOR	TAXES	96.86	10/22/2008
WATER	677893	NEWCOMB & SONS	LABORATORY SUPPLIES	26.84	10/22/2008
WATER	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	539.19	10/22/2008
WATER	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	461.76	10/22/2008
WATER	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	496.51	10/22/2008
WATER	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	523.86	10/22/2008
WATER	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	42.38	10/22/2008
WATER	677902	O'CONNOR LUMBER-ACE HARDWARE	GENERAL R/M SUPPLIES	12.42	10/22/2008
WATER	677902	O'CONNOR LUMBER-ACE HARDWARE	GENERAL R/M SUPPLIES	14.47	10/22/2008
WATER	677902	O'CONNOR LUMBER-ACE HARDWARE	GENERAL R/M SUPPLIES	20.55	10/22/2008
WATER	677902	O'CONNOR LUMBER-ACE HARDWARE	LABORATORY SUPPLIES	11.80	10/22/2008
WATER	677904	OFFICE DEPOT	OFFICE SUPPLIES	118.16	10/22/2008
WATER	677904	OFFICE DEPOT	OFFICE SUPPLIES	5.78	10/22/2008
WATER	677904	OFFICE DEPOT	CONSERVATION SUPPLIES	5.39	10/22/2008
WATER	677904	OFFICE DEPOT	OFFICE SUPPLIES	82.65	10/22/2008
WATER	677904	OFFICE DEPOT	OFFICE SUPPLIES	41.52	10/22/2008
WATER	677906	OZONE SYSTEMS & TECHNOLOGY INC	MISC EQUIPMENT	10,069.79	10/22/2008
WATER	677907	PACE MACHINERY GROUP, INC	GENERAL R/M SUPPLIES	259.00	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	3,888.78	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	1,848.48	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	53.67	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	13.49	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	9,039.89	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	17.28	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	13.31	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	9.46	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	1,439.95	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	358.83	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	15.24	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	2,179.82	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	806.16	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	11.96	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	107.68	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	5,322.09	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	24.64	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	68.74	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	219.71	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	20.55	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	14.63	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	208.22	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	1,202.80	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	11.96	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	15.66	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	12.86	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	54.17	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	167.84	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	14.19	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	49.13	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	685.09	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	43.38	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	114,437.17	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	9.46	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	18.56	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	298.07	10/22/2008
WATER	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	68.66	10/22/2008
WATER	677913	PACIFIC STORAGE	OTHER SERVICES	106.16	10/22/2008
WATER	677915	PITTSBURG WINNELSON	GENERAL R/M SUPPLIES	274.88	10/22/2008
WATER	677919	POLYDYNE INC	CHEMICAL SUPPLIES	6,003.00	10/22/2008
WATER	677922	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	250.46	10/22/2008
WATER	677922	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	47.08	10/22/2008
WATER	677922	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	72.91	10/22/2008
WATER	677925	R & S ERECTION OF VALLEJO	OTHER SERVICES	261.42	10/22/2008
WATER	677965	SPECIALTY TECHNICAL PUBLISHER	OTHER SERVICES	672.70	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	FIELD EQUIPMENT	17.84	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	GENERAL R/M SUPPLIES	3.57	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	MISC EQUIPMENT	3.33	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	14.75	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	12.42	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	1.68	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	12.32	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	4.74	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	4.74	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	GENERAL R/M SUPPLIES	35.22	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	GENERAL R/M SUPPLIES	32.45	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	6.64	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	0.72	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	0.72	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
WATER	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	0.72	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	GENERAL R/M SUPPLIES	40.56	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	GENERAL R/M SUPPLIES	272.58	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	GENERAL R/M SUPPLIES	8.41	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	5.86	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	GENERAL R/M SUPPLIES	174.86	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	MISC SUPPLIES	369.12	10/22/2008
WATER	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	16.26	10/22/2008
WATER	677973	STEVEN ENGINEERING	GENERAL R/M SUPPLIES	6,186.99	10/22/2008
WATER	677976	SYAR INDUSTRIES	SITE IMPROVEMENTS	117.75	10/22/2008
WATER	677976	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	218.15	10/22/2008
WATER	677976	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	473.61	10/22/2008
WATER	677976	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	204.45	10/22/2008
WATER	677976	SYAR INDUSTRIES	SITE IMPROVEMENTS	157.45	10/22/2008
WATER	677976	SYAR INDUSTRIES	SITE IMPROVEMENTS	107.86	10/22/2008
WATER	677976	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	82.72	10/22/2008
WATER	677976	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	246.77	10/22/2008
WATER	677976	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	866.65	10/22/2008
WATER	677976	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	734.18	10/22/2008
WATER	677976	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	229.26	10/22/2008
WATER	677976	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	127.98	10/22/2008
WATER	677976	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	869.27	10/22/2008
WATER	677976	SYAR INDUSTRIES	SITE IMPROVEMENTS	113.24	10/22/2008
WATER	677976	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	258.38	10/22/2008
WATER	677977	T & T VALVE INSTRUMENT CO.	MISC EQUIPMENT	7,093.19	10/22/2008
WATER	677981	TELSTAR	OTHER SERVICES	1,728.00	10/22/2008
WATER	677981	TELSTAR	OTHER SERVICES	2,160.00	10/22/2008
WATER	677981	TELSTAR	OTHER SERVICES	864.00	10/22/2008
WATER	677981	TELSTAR	OTHER SERVICES	1,056.64	10/22/2008
WATER	677981	TELSTAR	OTHER SERVICES	756.00	10/22/2008
WATER	677981	TELSTAR	OTHER SERVICES	324.00	10/22/2008
WATER	677981	TELSTAR	OTHER SERVICES	1,404.00	10/22/2008
WATER	677981	TELSTAR	OTHER SERVICES	2,916.00	10/22/2008
WATER	677981	TELSTAR	OTHER SERVICES	1,750.00	10/22/2008
WATER	677981	TELSTAR	OTHER SERVICES	1,750.00	10/22/2008
WATER	677981	TELSTAR	OTHER SERVICES	4,850.00	10/22/2008
WATER	677981	TELSTAR	OTHER SERVICES	4,850.00	10/22/2008
WATER	677981	TELSTAR	OTHER SERVICES	4,850.00	10/22/2008
WATER	677986	TIER TECHNOLOGIES	OTHER SERVICES	2,002.50	10/22/2008
WATER	677987	TIMES-HERALD	DUES & PUBLICATIONS	57.06	10/22/2008
WATER	677991	TRANSFORMER TESTING & REPAIR	OTHER SERVICES	2,115.00	10/22/2008
WATER	677996	UNION PACIFIC RAILROAD COMPAN	MISC. EXPENSES	388.36	10/22/2008
WATER	678001	UVP, INC.	LABORATORY SUPPLIES	75.95	10/22/2008
WATER	678007	VALLEJO GARBAGE SERVICE	WASTE DISPOSAL	15,360.00	10/22/2008
WATER	678012	W W GRAINGER INC.	GENERAL R/M SUPPLIES	189.17	10/22/2008
WATER	678012	W W GRAINGER INC.	GENERAL R/M SUPPLIES	67.90	10/22/2008
WATER	678012	W W GRAINGER INC.	GENERAL R/M SUPPLIES	527.34	10/22/2008
WATER	678015	WEST LITE SUPPLY CO	GENERAL R/M SUPPLIES	59.75	10/22/2008
Sub total of:WATER				274,303.93	
TRAVIS WATER OPERATING	677689	ACE INDUSTRIAL SUPPLY	MISC EQUIPMENT	165.30	10/22/2008
TRAVIS WATER OPERATING	677740	CALTEST LAB	LABORATORY SERVICES	344.85	10/22/2008
TRAVIS WATER OPERATING	677764	D & D COMPRESSOR, INC	MISC EQUIPMENT	5,737.05	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
TRAVIS WATER OPERATING	677796	FISHER SCIENTIFIC	LABORATORY SUPPLIES	259.53	10/22/2008
TRAVIS WATER OPERATING	677806	GENERAL CHEMICAL PERFORMANC	CHEMICAL SUPPLIES	4,749.30	10/22/2008
TRAVIS WATER OPERATING	677816	HACH COMPANY	LABORATORY SUPPLIES	73.12	10/22/2008
TRAVIS WATER OPERATING	677829	HOME DEPOT CREDIT SERVICES	MISC EQUIPMENT	71.53	10/22/2008
TRAVIS WATER OPERATING	677829	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	1.42	10/22/2008
TRAVIS WATER OPERATING	677829	HOME DEPOT CREDIT SERVICES	OTHER SUPPLIES	17.76	10/22/2008
TRAVIS WATER OPERATING	677863	LINDE	CHEMICAL SUPPLIES	1,210.00	10/22/2008
TRAVIS WATER OPERATING	677863	LINDE	CHEMICAL SUPPLIES	3,661.58	10/22/2008
TRAVIS WATER OPERATING	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	35.42	10/22/2008
TRAVIS WATER OPERATING	677905	OLIN CORPORATION	CHEMICAL SUPPLIES	3,539.41	10/22/2008
TRAVIS WATER OPERATING	677922	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	62.61	10/22/2008
TRAVIS WATER OPERATING	677922	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	11.77	10/22/2008
TRAVIS WATER OPERATING	677922	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	67.65	10/22/2008
TRAVIS WATER OPERATING	677965	SPECIALTY TECHNICAL PUBLISHER	OTHER SERVICES	192.20	10/22/2008
TRAVIS WATER OPERATING	677971	STATE BOARD OF EQUALIZATION	GENERAL R/M SUPPLIES	21.86	10/22/2008
TRAVIS WATER OPERATING	677977	T & T VALVE INSTRUMENT CO.	MISC EQUIPMENT	9,145.78	10/22/2008
TRAVIS WATER OPERATING	677981	TELSTAR	OTHER SERVICES	2,592.00	10/22/2008
TRAVIS WATER OPERATING	677981	TELSTAR	OTHER SERVICES	10,403.96	10/22/2008
TRAVIS WATER OPERATING	677981	TELSTAR	OTHER SERVICES	1,125.00	10/22/2008
TRAVIS WATER OPERATING	677981	TELSTAR	OTHER SERVICES	1,125.00	10/22/2008
TRAVIS WATER OPERATING	677981	TELSTAR	OTHER SERVICES	1,125.00	10/22/2008
TRAVIS WATER OPERATING	678001	UVP, INC.	LABORATORY SUPPLIES	75.93	10/22/2008
TRAVIS WATER OPERATING	678012	W W GRAINGER INC.	GENERAL R/M SUPPLIES	100.81	10/22/2008
Sub total of:TRAVIS WATER OPERATING				45,915.84	
GREEN VALLEY/CURRY LAKES	677710	AT&T PAYMENT CENTER	TELECOMMUNICATIONS	41.22	10/22/2008
GREEN VALLEY/CURRY LAKES	677721	BERT WILLIAMS & SONS INC.	GENERAL R/M SUPPLIES	20.36	10/22/2008
GREEN VALLEY/CURRY LAKES	677730	BORGES & MAHONEY	GENERAL R/M SUPPLIES	260.56	10/22/2008
GREEN VALLEY/CURRY LAKES	677740	CALTEST LAB	LABORATORY SERVICES	114.00	10/22/2008
GREEN VALLEY/CURRY LAKES	677740	CALTEST LAB	LABORATORY SERVICES	501.60	10/22/2008
GREEN VALLEY/CURRY LAKES	677740	CALTEST LAB	LABORATORY SERVICES	537.60	10/22/2008
GREEN VALLEY/CURRY LAKES	677771	DELTA CONSERVATION CAMP CDF	GROUNDS R/M SERVICES	900.00	10/22/2008
GREEN VALLEY/CURRY LAKES	677771	DELTA CONSERVATION CAMP CDF	GROUNDS R/M SERVICES	100.00	10/22/2008
GREEN VALLEY/CURRY LAKES	677796	FISHER SCIENTIFIC	LABORATORY SUPPLIES	259.53	10/22/2008
GREEN VALLEY/CURRY LAKES	677816	HACH COMPANY	LABORATORY SUPPLIES	73.12	10/22/2008
GREEN VALLEY/CURRY LAKES	677826	HERTZ EQUIPMENT CORP./RENTAL	MISC EQUIPMENT	520.21	10/22/2008
GREEN VALLEY/CURRY LAKES	677851	JPMORGAN CHASE BANK, N.A.	OTHER PROFESSIONAL SERV	1,509.25	10/22/2008
GREEN VALLEY/CURRY LAKES	677885	MWH LABORATORIES	LABORATORY SERVICES	650.00	10/22/2008
GREEN VALLEY/CURRY LAKES	677886	NAPA COUNTY TAX COLLECTOR	TAXES	39.82	10/22/2008
GREEN VALLEY/CURRY LAKES	677886	NAPA COUNTY TAX COLLECTOR	TAXES	534.05	10/22/2008
GREEN VALLEY/CURRY LAKES	677886	NAPA COUNTY TAX COLLECTOR	TAXES	85.21	10/22/2008
GREEN VALLEY/CURRY LAKES	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	51.86	10/22/2008
GREEN VALLEY/CURRY LAKES	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	15.27	10/22/2008
GREEN VALLEY/CURRY LAKES	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	496.00	10/22/2008
GREEN VALLEY/CURRY LAKES	677922	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	208.71	10/22/2008
GREEN VALLEY/CURRY LAKES	677922	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	39.23	10/22/2008
GREEN VALLEY/CURRY LAKES	677922	PRAXAIR DISTRIBUTION INC.	LABORATORY SUPPLIES	63.86	10/22/2008
GREEN VALLEY/CURRY LAKES	677962	SOLANO GARBAGE CO.	OTHER SERVICES	45.48	10/22/2008
GREEN VALLEY/CURRY LAKES	677964	SOUTHWEST VALVE LLC	GENERAL R/M SUPPLIES	169.96	10/22/2008
GREEN VALLEY/CURRY LAKES	677971	STATE BOARD OF EQUALIZATION	GENERAL R/M SUPPLIES	21.86	10/22/2008
GREEN VALLEY/CURRY LAKES	677971	STATE BOARD OF EQUALIZATION	GENERAL R/M SUPPLIES	164.09	10/22/2008
GREEN VALLEY/CURRY LAKES	677981	TELSTAR	OTHER SERVICES	975.00	10/22/2008
GREEN VALLEY/CURRY LAKES	677981	TELSTAR	OTHER SERVICES	975.00	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GREEN VALLEY/CURRY LAKES	677981	TELSTAR	OTHER SERVICES	975.00	10/22/2008
GREEN VALLEY/CURRY LAKES	678001	UVP, INC.	LABORATORY SUPPLIES	75.93	10/22/2008
GREEN VALLEY/CURRY LAKES	678012	W W GRAINGER INC.	GENERAL R/M SUPPLIES	58.72	10/22/2008
Sub total of:GREEN VALLEY/CURRY LAKES				10,482.50	
WATER FAC TAX/CONNECT FEE	677831	I.W.B. WELDING	FH WTRP UPGRADES FY08/09	1,680.00	10/22/2008
WATER FAC TAX/CONNECT FEE	677881	MCMaster-CARR SUPPLY COMPAN	FH WTRP UPGRADES FY08/09	(117.37)	10/22/2008
WATER FAC TAX/CONNECT FEE	677985	THYSSENKRUPP SAFEWAY, INC	HWY 12-JMSN CNYN-PIPE RLC	1,741.00	10/22/2008
Sub total of:WATER FAC TAX/CONNECT FEE				3,303.63	
TRAVIS CAPITAL EQ RESERVE	678022	WINZLER & KELLY CONSULTING EN	TRAVIS-BACK AVE PUMP STA	81.63	10/22/2008
Sub total of:TRAVIS CAPITAL EQ RESERVE				81.63	
LAKES CAPITAL FUND	677708	ASSOCIATED CONSTRUCTORS, INC	GREEN VALLEY PIPELINES	2,241.96	10/22/2008
LAKES CAPITAL FUND	677708	ASSOCIATED CONSTRUCTORS, INC	GREEN VALLEY PIPELINES	1,404.31	10/22/2008
LAKES CAPITAL FUND	677708	ASSOCIATED CONSTRUCTORS, INC	GREEN VALLEY PIPELINES	12,948.96	10/22/2008
LAKES CAPITAL FUND	677708	ASSOCIATED CONSTRUCTORS, INC	LAKES FACILITIES RENOVATN	14,919.94	10/22/2008
LAKES CAPITAL FUND	677708	ASSOCIATED CONSTRUCTORS, INC	LAKES FACILITIES RENOVATN	625.47	10/22/2008
LAKES CAPITAL FUND	677708	ASSOCIATED CONSTRUCTORS, INC	LAKES FACILITIES RENOVATN	6,432.89	10/22/2008
LAKES CAPITAL FUND	677807	GENERAL PLUMBING SUPPLY CO IN	LAKES FACILITIES RENOVATN	282.04	10/22/2008
LAKES CAPITAL FUND	677807	GENERAL PLUMBING SUPPLY CO IN	LAKES FACILITIES RENOVATN	92.74	10/22/2008
LAKES CAPITAL FUND	677807	GENERAL PLUMBING SUPPLY CO IN	LAKES FACILITIES RENOVATN	712.31	10/22/2008
LAKES CAPITAL FUND	677807	GENERAL PLUMBING SUPPLY CO IN	LAKES FACILITIES RENOVATN	47.09	10/22/2008
LAKES CAPITAL FUND	677819	HARRINGTON INDUSTRIAL PLASTIC	LAKES FACILITIES RENOVATN	756.01	10/22/2008
LAKES CAPITAL FUND	677819	HARRINGTON INDUSTRIAL PLASTIC	GREEN VALLEY PIPELINES	214.68	10/22/2008
LAKES CAPITAL FUND	677819	HARRINGTON INDUSTRIAL PLASTIC	GREEN VALLEY PIPELINES	268.10	10/22/2008
LAKES CAPITAL FUND	677819	HARRINGTON INDUSTRIAL PLASTIC	LAKES FACILITIES RENOVATN	3,660.28	10/22/2008
LAKES CAPITAL FUND	677829	HOME DEPOT CREDIT SERVICES	LAKES FACILITIES RENOVATN	34.07	10/22/2008
LAKES CAPITAL FUND	677881	MCMaster-CARR SUPPLY COMPAN	LAKES FACILITIES RENOVATN	159.49	10/22/2008
LAKES CAPITAL FUND	677881	MCMaster-CARR SUPPLY COMPAN	LAKES FACILITIES RENOVATN	(70.32)	10/22/2008
LAKES CAPITAL FUND	677881	MCMaster-CARR SUPPLY COMPAN	LAKES FACILITIES RENOVATN	(233.46)	10/22/2008
LAKES CAPITAL FUND	677881	MCMaster-CARR SUPPLY COMPAN	LAKES FACILITIES RENOVATN	263.37	10/22/2008
LAKES CAPITAL FUND	677881	MCMaster-CARR SUPPLY COMPAN	GREEN VALLEY PIPELINES	34.04	10/22/2008
LAKES CAPITAL FUND	677881	MCMaster-CARR SUPPLY COMPAN	GREEN VALLEY PIPELINES	70.32	10/22/2008
LAKES CAPITAL FUND	677974	SUISUN VLY FRUIT GROWERS ASSN	GREEN VALLEY PIPELINES	63.49	10/22/2008
LAKES CAPITAL FUND	677974	SUISUN VLY FRUIT GROWERS ASSN	GREEN VALLEY PIPELINES	6.20	10/22/2008
Sub total of:LAKES CAPITAL FUND				44,933.98	
MARINA	677824	HENDERSON MARINE SUPPLY LLC	GENERAL R/M SUPPLIES	1,126.36	10/22/2008
MARINA	677852	KAM ENVIRONMENTAL INC	OTHER SERVICES	150.00	10/22/2008
MARINA	677874	MARSH RISK & INSURANCE SERVIC	INSURANCE PREMIUMS	3,413.00	10/22/2008
MARINA	677844	MISC EMPLOYEE REIMBURSEMENT	MISC. EXPENSES	100.00	10/22/2008
MARINA	677872	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	344.00	10/22/2008
MARINA	677940	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	371.40	10/22/2008
MARINA	677778	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	283.20	10/22/2008
MARINA	677725	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	150.80	10/22/2008
MARINA	677724	MISC MARINA REFUNDS	MARINA BERTH RENTAL	6.39	10/22/2008
MARINA	677949	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	218.16	10/22/2008
MARINA	677853	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	15.00	10/22/2008
MARINA	677853	MISC MARINA REFUNDS	MARINA BERTH RENTAL	400.88	10/22/2008
MARINA	677989	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	207.60	10/22/2008
MARINA	677849	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	94.25	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
MARINA	678002	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	30.00	10/22/2008
MARINA	677843	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	348.96	10/22/2008
MARINA	677780	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	145.00	10/22/2008
MARINA	677780	MISC MARINA REFUNDS	MARINA BERTH RENTAL	293.37	10/22/2008
MARINA	677830	MISC MARINA REFUNDS	CUSTOMER DEPOSITS	356.40	10/22/2008
MARINA	677892	NEW LOOKS SERVICE & SUPPLY INC	CLEANING SUPPLIES	175.15	10/22/2008
MARINA	677902	O'CONNOR LUMBER-ACE HARDWARE	ELECTRICAL SUPPLIES	41.09	10/22/2008
MARINA	677902	O'CONNOR LUMBER-ACE HARDWARE	GENERAL R/M SUPPLIES	61.25	10/22/2008
MARINA	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	7,257.04	10/22/2008
MARINA	677911	PACIFIC GAS & ELECTRIC-SACRAMENTO	GAS & ELECTRICITY	213.17	10/22/2008
MARINA	677926	RECREATION PUBLICATIONS INC.	PUBLICITY & ADVERTISING	1,220.00	10/22/2008
MARINA	677971	STATE BOARD OF EQUALIZATION	OTHER SUPPLIES	3.79	10/22/2008
MARINA	678008	VALLEJO SANITATION & FLOOD	WASTE DISPOSAL	126.72	10/22/2008
MARINA	678008	VALLEJO SANITATION & FLOOD	WASTE DISPOSAL	44.94	10/22/2008
MARINA	678008	VALLEJO SANITATION & FLOOD	WASTE DISPOSAL	84.96	10/22/2008
MARINA	678008	VALLEJO SANITATION & FLOOD	WASTE DISPOSAL	71.04	10/22/2008
MARINA	678008	VALLEJO SANITATION & FLOOD	WASTE DISPOSAL	39.72	10/22/2008
MARINA	678013	WALTON ENGINEERING INC.	EQUIPMENT R/M SERVICES	1,350.00	10/22/2008
MARINA	678016	WESTAFF	OTHER SERVICES	1,036.80	10/22/2008
MARINA	678016	WESTAFF	OTHER SERVICES	286.08	10/22/2008
MARINA	678016	WESTAFF	OTHER SERVICES	1,465.92	10/22/2008
Sub total of:MARINA				21,532.44	
LOCAL TRANSPORTATION	677705	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	55.80	10/22/2008
LOCAL TRANSPORTATION	677705	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	55.80	10/22/2008
LOCAL TRANSPORTATION	677705	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	55.80	10/22/2008
LOCAL TRANSPORTATION	677705	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	55.80	10/22/2008
LOCAL TRANSPORTATION	677705	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	55.80	10/22/2008
LOCAL TRANSPORTATION	677705	ARAMARK UNIFORM SERVICES, INC	OTHER SERVICES	55.80	10/22/2008
LOCAL TRANSPORTATION	677707	ARMOUR PETROLEUM SERVICE & E	PURCHASE TRANS DRIVER COST	1,282.58	10/22/2008
LOCAL TRANSPORTATION	677715	BAY CROSSINGS	PUBLICITY & ADVERTISING	250.00	10/22/2008
LOCAL TRANSPORTATION	677726	BLUE AND GOLD FLEET	LABOR	99,940.33	10/22/2008
LOCAL TRANSPORTATION	677733	BRINK'S INC.	SECURITY SERVICES	683.27	10/22/2008
LOCAL TRANSPORTATION	677733	BRINK'S INC.	SECURITY SERVICES	328.09	10/22/2008
LOCAL TRANSPORTATION	677733	BRINK'S INC.	SECURITY SERVICES	675.43	10/22/2008
LOCAL TRANSPORTATION	677733	BRINK'S INC.	SECURITY SERVICES	324.33	10/22/2008
LOCAL TRANSPORTATION	677738	CALIFORNIA GLASS OF VALLEJO	BUILDING R & M SERVICES	86.33	10/22/2008
LOCAL TRANSPORTATION	677741	CALTIP	INSURANCE PREMIUMS	4,553.12	10/22/2008
LOCAL TRANSPORTATION	677741	CALTIP	INSURANCE PREMIUMS	21,895.56	10/22/2008
LOCAL TRANSPORTATION	677749	CDWG INC.	OFFICE SUPPLIES	263.84	10/22/2008
LOCAL TRANSPORTATION	677751	CLARK PEST CONTROL	BUILDING R & M SERVICES	61.00	10/22/2008
LOCAL TRANSPORTATION	677773	DEPENDABLE JANITORIAL	CLEANING & JANITORIAL	326.95	10/22/2008
LOCAL TRANSPORTATION	677789	FAST FERRY MANAGEMENT, INC	SITE IMPROVEMENTS	3,650.00	10/22/2008
LOCAL TRANSPORTATION	677789	FAST FERRY MANAGEMENT, INC	SITE IMPROVEMENTS	950.00	10/22/2008
LOCAL TRANSPORTATION	677791	FEDERAL EXPRESS	OTHER PROFESSIONAL SERV	29.72	10/22/2008
LOCAL TRANSPORTATION	677791	FEDERAL EXPRESS	OTHER PROFESSIONAL SERV	26.03	10/22/2008
LOCAL TRANSPORTATION	677823	HEFNER STARK & MAROIS	OTHER PROFESSIONAL SERV	88.50	10/22/2008
LOCAL TRANSPORTATION	677837	INLAND BUSINESS MACHINES, INC	PRINTING & BINDING	3,547.91	10/22/2008
LOCAL TRANSPORTATION	677841	ISLAND ENERGY	GAS & ELECTRICITY	2,022.78	10/22/2008
LOCAL TRANSPORTATION	677852	KAM ENVIRONMENTAL INC	BUILDING R & M SERVICES	150.00	10/22/2008
LOCAL TRANSPORTATION	677862	LIBERTY TRANSIT INC	SCRIPS PAYMENTS -TAXI	1,554.00	10/22/2008
LOCAL TRANSPORTATION	677862	LIBERTY TRANSIT INC	SCRIPS PAYMENTS -TAXI	1,835.00	10/22/2008
LOCAL TRANSPORTATION	677883	MORGAN ALARM COMPANY, INC.	SECURITY SERVICES	106.11	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
LOCAL TRANSPORTATION	677883	MORGAN ALARM COMPANY, INC.	SECURITY SERVICES	2.30	10/22/2008
LOCAL TRANSPORTATION	677891	NELSON NYGAARD CONSULTING	APPRAISAL & CONSULT SVCS	1,615.00	10/22/2008
LOCAL TRANSPORTATION	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	102.13	10/22/2008
LOCAL TRANSPORTATION	677895	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	322.60	10/22/2008
LOCAL TRANSPORTATION	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	128.48	10/22/2008
LOCAL TRANSPORTATION	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	392.33	10/22/2008
LOCAL TRANSPORTATION	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	66.56	10/22/2008
LOCAL TRANSPORTATION	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	240.13	10/22/2008
LOCAL TRANSPORTATION	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	541.48	10/22/2008
LOCAL TRANSPORTATION	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	123.03	10/22/2008
LOCAL TRANSPORTATION	677911	PACIFIC GAS & ELECTRIC-SACRAMI	GAS & ELECTRICITY	156.49	10/22/2008
LOCAL TRANSPORTATION	677916	PLASTAG CORP	PUR TRANSP-PARATRANSIT	2,896.41	10/22/2008
LOCAL TRANSPORTATION	677920	PORT OF SAN FRANCISCO	LEASE EXP/DOCKAGE FEES	220.00	10/22/2008
LOCAL TRANSPORTATION	677928	REDWOOD COAST PETROLEUM INC	PUR TRANSP-PARATRANSIT	1,009.32	10/22/2008
LOCAL TRANSPORTATION	677928	REDWOOD COAST PETROLEUM INC	PUR TRANSP-PARATRANSIT	703.30	10/22/2008
LOCAL TRANSPORTATION	677928	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	13,578.61	10/22/2008
LOCAL TRANSPORTATION	677928	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	13,583.64	10/22/2008
LOCAL TRANSPORTATION	677928	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	14,736.13	10/22/2008
LOCAL TRANSPORTATION	677928	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,456.62	10/22/2008
LOCAL TRANSPORTATION	677928	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,711.47	10/22/2008
LOCAL TRANSPORTATION	677928	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	8,834.88	10/22/2008
LOCAL TRANSPORTATION	677928	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	14,886.21	10/22/2008
LOCAL TRANSPORTATION	677928	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	20,741.70	10/22/2008
LOCAL TRANSPORTATION	677937	ROCHESTER MIDLAND CORP	CLEANING & JANITORIAL	125.61	10/22/2008
LOCAL TRANSPORTATION	677937	ROCHESTER MIDLAND CORP	CLEANING & JANITORIAL	179.43	10/22/2008
LOCAL TRANSPORTATION	677944	S.F. MUNICIPAL RAILWAY	FERRY FARES	3,880.00	10/22/2008
LOCAL TRANSPORTATION	677955	SIR SPEEDY PRINTING	PRINTING & BINDING	379.17	10/22/2008
LOCAL TRANSPORTATION	677959	SOLANO CTY DEPT OF RESOURCE	PURCHASE TRANS DRIVER COST	2,477.00	10/22/2008
LOCAL TRANSPORTATION	677963	SONITROL	SECURITY SERVICES	1,029.00	10/22/2008
LOCAL TRANSPORTATION	677971	STATE BOARD OF EQUALIZATION	TRANSPRTN SUBSIDY - FUEL	1,667.10	10/22/2008
LOCAL TRANSPORTATION	677971	STATE BOARD OF EQUALIZATION	TRANSPRTN SUBSIDY - FUEL	1,213.51	10/22/2008
LOCAL TRANSPORTATION	677998	UNIVERSAL BUILDING SERVICES	OTHER SERVICES	258.00	10/22/2008
LOCAL TRANSPORTATION	678004	VALLEJO CHAMBER OF COMMERCE	DUES & PUBLICATIONS	1,007.00	10/22/2008
LOCAL TRANSPORTATION	678005	VALLEJO CITIZENS TRANSIT CORP	PURCHASE TRANS DRIVER COST	269,258.00	10/22/2008
LOCAL TRANSPORTATION	678008	VALLEJO SANITATION & FLOOD	GROUPS R/M SERVICES	234.60	10/22/2008
LOCAL TRANSPORTATION	678011	VETERANS CORP/YELLOW CAB CO	SCRIPS PAYMENTS -TAXI	1,744.00	10/22/2008
LOCAL TRANSPORTATION	678011	VETERANS CORP/YELLOW CAB CO	SCRIPS PAYMENTS -TAXI	1,818.00	10/22/2008
LOCAL TRANSPORTATION	678017	WHEELER-SONOMA PRINTERS	PRINTING & BINDING	92.34	10/22/2008
Sub total of:LOCAL TRANSPORTATION				550,377.26	
TRANSPORTATION - CAPITAL	677726	BLUE AND GOLD FLEET	SITE IMPROVEMENTS	163,924.41	10/22/2008
TRANSPORTATION - CAPITAL	677789	FAST FERRY MANAGEMENT, INC	FIX GUIDEWAY CONNECTORS	525.00	10/22/2008
TRANSPORTATION - CAPITAL	677789	FAST FERRY MANAGEMENT, INC	SITE IMPROVEMENTS	1,125.00	10/22/2008
TRANSPORTATION - CAPITAL	677789	FAST FERRY MANAGEMENT, INC	CAPITALIZED MAINTENANCE	425.00	10/22/2008
TRANSPORTATION - CAPITAL	677942	ROTO-ROOTER, INC.	VALLEJO TRANSIT FACILITY	383.29	10/22/2008
TRANSPORTATION - CAPITAL	677945	SALT RIVER CONSTRUCTION	SITE IMPROVEMENTS	0.00	10/22/2008
TRANSPORTATION - CAPITAL	677945	SALT RIVER CONSTRUCTION	SITE IMPROVEMENTS	78,030.00	10/22/2008
Sub total of:TRANSPORTATION - CAPITAL				244,412.70	
CORPORATION SHOP	677698	ALL-POINTS PETROLEUM PRODUCT	FUEL & LUBE SUPPLIES	1,099.96	10/22/2008
CORPORATION SHOP	677699	ALOHA SAW & MOWER, INC	VEHICLE SUPPLIES	107.35	10/22/2008
CORPORATION SHOP	677699	ALOHA SAW & MOWER, INC	VEHICLE SUPPLIES	7.41	10/22/2008
CORPORATION SHOP	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	120.96	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
CORPORATION SHOP	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	80.01	10/22/2008
CORPORATION SHOP	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	80.01	10/22/2008
CORPORATION SHOP	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	80.01	10/22/2008
CORPORATION SHOP	677705	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	80.01	10/22/2008
CORPORATION SHOP	677711	AUSSIE TOW SERVICE	OTHER SERVICES	130.00	10/22/2008
CORPORATION SHOP	677711	AUSSIE TOW SERVICE	OTHER SERVICES	75.00	10/22/2008
CORPORATION SHOP	677711	AUSSIE TOW SERVICE	OTHER SERVICES	40.00	10/22/2008
CORPORATION SHOP	677711	AUSSIE TOW SERVICE	OTHER SERVICES	45.00	10/22/2008
CORPORATION SHOP	677711	AUSSIE TOW SERVICE	OTHER SERVICES	45.00	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	759.27	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	7.52	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	8.92	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	14.75	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	16.07	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	145.98	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	203.96	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	(105.33)	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	105.33	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	15.41	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	15.41	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	45.66	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	1.26	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	101.60	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	12.84	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	(421.34)	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	421.34	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	SMALL TOOL & INSTRUMENTS	21.46	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	SMALL TOOL & INSTRUMENTS	40.43	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	49.30	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	4.32	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	63.02	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	1.68	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	1.98	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	4.64	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	7.25	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	25.87	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	(25.87)	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	46.27	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	(96.26)	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	298.59	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	186.04	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	(17.18)	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	5.87	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	24.60	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	62.14	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	(434.43)	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	434.43	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	56.69	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	24.94	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	138.00	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	69.15	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	105.22	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	19.91	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	(57.36)	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	53.63	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	2.66	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	(17.22)	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	17.22	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	52.07	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	12.87	10/22/2008
CORPORATION SHOP	677721	BERT WILLIAMS & SONS INC.	VEHICLE SUPPLIES	52.25	10/22/2008
CORPORATION SHOP	677734	BURTON'S FIRE, INC.	VEHICLE SUPPLIES	2,840.33	10/22/2008
CORPORATION SHOP	677734	BURTON'S FIRE, INC.	VEHICLE SUPPLIES	1,390.52	10/22/2008
CORPORATION SHOP	677734	BURTON'S FIRE, INC.	VEHICLE SUPPLIES	153.44	10/22/2008
CORPORATION SHOP	677734	BURTON'S FIRE, INC.	VEHICLE SUPPLIES	176.49	10/22/2008
CORPORATION SHOP	677734	BURTON'S FIRE, INC.	VEHICLE SUPPLIES	137.59	10/22/2008
CORPORATION SHOP	677734	BURTON'S FIRE, INC.	VEHICLE SUPPLIES	(309.64)	10/22/2008
CORPORATION SHOP	677745	CAPITAL CLUTCH & BRAKE INC.	VEHICLE SUPPLIES	49.71	10/22/2008
CORPORATION SHOP	677745	CAPITAL CLUTCH & BRAKE INC.	VEHICLE SUPPLIES	(43.86)	10/22/2008
CORPORATION SHOP	677747	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	25.83	10/22/2008
CORPORATION SHOP	677747	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	15.67	10/22/2008
CORPORATION SHOP	677747	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	116.60	10/22/2008
CORPORATION SHOP	677747	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	(116.60)	10/22/2008
CORPORATION SHOP	677747	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	17.57	10/22/2008
CORPORATION SHOP	677798	FOSTER LUMBER YARD	VEHICLE SUPPLIES	4.08	10/22/2008
CORPORATION SHOP	677828	HICKS AND SONS	RADIO R/M SERVICES	425.00	10/22/2008
CORPORATION SHOP	677828	HICKS AND SONS	RADIO R/M SERVICES	425.00	10/22/2008
CORPORATION SHOP	677829	HOME DEPOT CREDIT SERVICES	VEHICLE SUPPLIES	9.53	10/22/2008
CORPORATION SHOP	677839	INTERSTATE BATTERY OF TRI-VALL	VEHICLE SUPPLIES	100.88	10/22/2008
CORPORATION SHOP	677852	KAM ENVIRONMENTAL INC	OTHER SERVICES	150.00	10/22/2008
CORPORATION SHOP	677887	NAPA FORD LINCOLN MERCURY	VEHICLE SUPPLIES	14.09	10/22/2008
CORPORATION SHOP	677887	NAPA FORD LINCOLN MERCURY	VEHICLE SUPPLIES	51.12	10/22/2008
CORPORATION SHOP	677887	NAPA FORD LINCOLN MERCURY	VEHICLE SUPPLIES	54.67	10/22/2008
CORPORATION SHOP	677898	NORTH STATE BANDAG INC	VEHICLE SUPPLIES	1,097.41	10/22/2008
CORPORATION SHOP	677898	NORTH STATE BANDAG INC	VEHICLE SUPPLIES	657.31	10/22/2008
CORPORATION SHOP	677898	NORTH STATE BANDAG INC	VEHICLE SUPPLIES	916.19	10/22/2008
CORPORATION SHOP	677898	NORTH STATE BANDAG INC	VEHICLE SUPPLIES	824.40	10/22/2008
CORPORATION SHOP	677909	PACIFIC AUTO SALVAGE, INC.	VEHICLE SUPPLIES	37.71	10/22/2008
CORPORATION SHOP	677921	POWER PLAN	VEHICLE SUPPLIES	32.05	10/22/2008
CORPORATION SHOP	677928	REDWOOD COAST PETROLEUM INC	FUEL & LUBE SUPPLIES	24,170.97	10/22/2008
CORPORATION SHOP	677928	REDWOOD COAST PETROLEUM INC	FUEL & LUBE SUPPLIES	21,458.00	10/22/2008
CORPORATION SHOP	677948	SGS TESTCOM INC	EQUIPMENT R/M SERVICES	12.23	10/22/2008
CORPORATION SHOP	677971	STATE BOARD OF EQUALIZATION	SMALL TOOL & INSTRUMENTS	9.59	10/22/2008
CORPORATION SHOP	678018	WHELEN ENGINEERING COMPANY	VEHICLE SUPPLIES	230.00	10/22/2008
Sub total of:CORPORATION SHOP				59,707.43	
SELF INSURANCE	677700	AMERICAN APPRAISAL ASSOCIATES	INSURANCE - GEN LIABILITY	720.00	10/22/2008
SELF INSURANCE	677761	CORPORATE-ONE	OFFICE SUPPLIES	90.14	10/22/2008
SELF INSURANCE	677762	COUNCIL OF SELF INSURED PUBLIC	DUES & PUBLICATIONS	75.00	10/22/2008
SELF INSURANCE	677779	DU-ALL SAFETY, LLC	OTHER SERVICES	7,900.00	10/22/2008
SELF INSURANCE	677913	PACIFIC STORAGE	OFFICE SUPPLIES	16.02	10/22/2008
SELF INSURANCE	677923	PREFERRED ALLIANCE INC	OTHER PROFESSIONAL SERV	305.60	10/22/2008
Sub total of:SELF INSURANCE				9,106.76	
ADMINISTRATIVE FUND	677799	MISC ACCOUNTS PAYABLE	DEPOSITS-DEVELOPERS	58,795.00	10/22/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
Sub total of:ADMINISTRATIVE FUND				58,795.00	
VRA ADMINISTRATION	677697	ALHAMBRA	OFFICE SUPPLIES	12.79	10/22/2008
VRA ADMINISTRATION	677969	STAPLES BUSINESS ADVANTAGE	OFFICE SUPPLIES	297.36	10/22/2008
Sub total of:VRA ADMINISTRATION				310.15	
VRA-AFFORDABLE HOUSING	677791	FEDERAL EXPRESS	MISC. EXPENSES	70.08	10/22/2008
Sub total of:VRA-AFFORDABLE HOUSING				70.08	
VRA-FLOSDEN ACRES CAPITAL	677777	DONALD C. PIPKINS	RENTAL SUBSIDY	7,952.80	10/22/2008
Sub total of:VRA-FLOSDEN ACRES CAPITAL				7,952.80	
VRA-WATERFRONT DEBT SVC	677728	BONDLOGISTIX LLC	DEBT SVC ADMIN	1,800.00	10/22/2008
Sub total of:VRA-WATERFRONT DEBT SVC				1,800.00	
Grand Total:				\$1,925,055.41	

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	678028	AT&T INTERNET SERVICES INC	TELECOMMUNICATIONS	890.00	10/24/2008
GENERAL FUND	678029	AT&T-NEWARK	TELECOMMUNICATIONS	50.00	10/24/2008
GENERAL FUND	678033	BRINK'S INC.	OTHER SERVICES	675.43	10/24/2008
GENERAL FUND	678034	CDWG INC.	COMPUTER EQUIPMENT	2,371.74	10/24/2008
GENERAL FUND	678034	CDWG INC.	COMPUTER EQUIPMENT	3,141.80	10/24/2008
GENERAL FUND	678034	CDWG INC.	COMPUTER SUPPLIES	3,994.54	10/24/2008
GENERAL FUND	678034	CDWG INC.	COMPUTER SUPPLIES	19.80	10/24/2008
GENERAL FUND	678035	COMCAST	TELECOMMUNICATIONS	25.08	10/24/2008
GENERAL FUND	678037	CORPORATE-ONE	GEN SVC - COPIER	641.46	10/24/2008
GENERAL FUND	678037	CORPORATE-ONE	OTHER SERVICES	8.32	10/24/2008
GENERAL FUND	678037	CORPORATE-ONE	OTHER SERVICES	57.08	10/24/2008
GENERAL FUND	678037	CORPORATE-ONE	OTHER SERVICES	39.55	10/24/2008
GENERAL FUND	678039	DELL MARKETING LP	COMPUTER EQUIPMENT	2,695.83	10/24/2008
GENERAL FUND	678042	DRAGONFLY SOLUTIONS	OTHER PROFESSIONAL SERV	330.00	10/24/2008
GENERAL FUND	678046	ESP SPORTS	OTHER SUPPLIES	36.46	10/24/2008
GENERAL FUND	678046	ESP SPORTS	OTHER SUPPLIES	36.51	10/24/2008
GENERAL FUND	678046	ESP SPORTS	OTHER SUPPLIES	0.01	10/24/2008
GENERAL FUND	678047	FEDERAL EXPRESS	POSTAGE & MAILING	54.17	10/24/2008
GENERAL FUND	678049	FIRST AMERICAN CORELOGIC INC	EQUIPMENT R/M SERVICES	300.00	10/24/2008
GENERAL FUND	678050	GRANICUS INC	OTHER PROFESSIONAL SERV	1,050.00	10/24/2008
GENERAL FUND	678050	GRANICUS INC	OTHER PROFESSIONAL SERV	195.00	10/24/2008
GENERAL FUND	678053	INLAND BUSINESS MACHINES, INC	MACHINERY & EQUIP RENTAL	89.00	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	61.89	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	70.12	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	106.56	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	62.29	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	62.50	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	52.50	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	66.99	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	63.51	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	61.89	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	63.90	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	59.99	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	61.89	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	93.10	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	59.99	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	59.99	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	59.99	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	58.21	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	31.20	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	59.99	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	28.40	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	97.13	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	61.29	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	60.30	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	46.79	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	59.99	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	61.89	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	75.39	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	64.20	10/24/2008
GENERAL FUND	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	75.19	10/24/2008
GENERAL FUND	678064	NOTIFY TECHNOLOGY CORP	COMPUTER SOFTWARE MAINT	600.00	10/24/2008
GENERAL FUND	678068	PACIFIC GAS & ELECTRIC	GAS & ELECTRICITY	48.38	10/24/2008
GENERAL FUND	678069	PACIFIC STORAGE	OTHER SERVICES	60.55	10/24/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	678070	PITNEY BOWES INC	POSTAGE	498.51	10/24/2008
GENERAL FUND	678075	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	256.42	10/24/2008
GENERAL FUND	678075	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	754.27	10/24/2008
GENERAL FUND	678078	WESTAFF	OTHER SERVICES	777.60	10/24/2008
Sub total of:GENERAL FUND				21,544.58	
MARE ISLAND CFD 2002-1	678041	DIRECT LINE TELE RESPONSE	OTHER SERVICES	93.00	10/24/2008
MARE ISLAND CFD 2002-1	678054	ISLAND ENERGY	GAS & ELECTRICITY	2,419.94	10/24/2008
MARE ISLAND CFD 2002-1	678075	SYAR INDUSTRIES	OTHER R/M SUPPLIES	346.82	10/24/2008
Sub total of:MARE ISLAND CFD 2002-1				2,859.76	
HOUSING ADMINISTRATION	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	61.89	10/24/2008
Sub total of:HOUSING ADMINISTRATION				61.89	
URBAN FOREST GRANT	678043	E-Z TREE	GROUNDS R/M SERVICES	3,000.00	10/24/2008
URBAN FOREST GRANT	678057	JULIE M BLOOD	OTHER SERVICES	1,220.00	10/24/2008
URBAN FOREST GRANT	678072	SENNA TREE COMPANY	GROUNDS R/M SERVICES	11,000.00	10/24/2008
Sub total of:URBAN FOREST GRANT				15,220.00	
STATE GAS TAX	678036	CONSOLIDATED ELECTRICAL DIST.	ELECTRICAL SUPPLIES	1,934.30	10/24/2008
Sub total of:STATE GAS TAX				1,934.30	
HIDDENBROOKE COMM SVC DST	678038	D & H LANDSCAPING	R/M REHABILITATION	425.00	10/24/2008
HIDDENBROOKE COMM SVC DST	678060	MATTERI ELECTRIC	TREE MAINTENANCE	142.50	10/24/2008
Sub total of:HIDDENBROOKE COMM SVC DST				567.50	
LANDSCAPE MAINT DIST-ADM	678046	ESP SPORTS	OTHER SUPPLIES	36.51	10/24/2008
LANDSCAPE MAINT DIST-ADM	678046	ESP SPORTS	OTHER SUPPLIES	0.01	10/24/2008
LANDSCAPE MAINT DIST-ADM	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	46.79	10/24/2008
Sub total of:LANDSCAPE MAINT DIST-ADM				83.31	
CIMARRON HILL/MADIGAN LMD	678038	D & H LANDSCAPING	R/M VANDALISM	180.00	10/24/2008
Sub total of:CIMARRON HILL/MADIGAN LMD				180.00	
N/E QUADRANT LMD	678068	PACIFIC GAS & ELECTRIC	TELECOMMUNICATIONS	8.76	10/24/2008
N/E QUADRANT LMD	678068	PACIFIC GAS & ELECTRIC	TELECOMMUNICATIONS	11.18	10/24/2008
N/E QUADRANT LMD	678068	PACIFIC GAS & ELECTRIC	TELECOMMUNICATIONS	9.60	10/24/2008
Sub total of:N/E QUADRANT LMD				29.54	
CAPITAL OUTLAY FUND	678065	ODEN & DOUCHETTE INC	GLEN COVE MAINTENANCE	5,400.00	10/24/2008
CAPITAL OUTLAY FUND	678065	ODEN & DOUCHETTE INC	GLEN COVE MAINTENANCE	4,800.00	10/24/2008
Sub total of:CAPITAL OUTLAY FUND				10,200.00	
WATER	678027	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	0.29	10/24/2008
WATER	678027	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	67.25	10/24/2008
WATER	678027	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	67.25	10/24/2008
WATER	678027	ARAMARK UNIFORM SERVICES, INC	LAUNDRY & SANITATION	111.99	10/24/2008
WATER	678030	BAY AREA BARRICADE, INC	MISC SUPPLIES	134.00	10/24/2008
WATER	678031	BAY COUNTIES WELDING SUPPLY	OTHER R/M SUPPLIES	21.86	10/24/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
WATER	678032	BOLT STAFFING SERVICE INC	OTHER PROFESSIONAL SERV	744.00	10/24/2008
WATER	678037	CORPORATE-ONE	OFFICE SUPPLIES	157.79	10/24/2008
WATER	678045	ELSTER AMCO WATER METERING S	GENERAL R/M SUPPLIES	988.32	10/24/2008
WATER	678046	ESP SPORTS	OTHER SUPPLIES	36.51	10/24/2008
WATER	678046	ESP SPORTS	OTHER SUPPLIES	36.51	10/24/2008
WATER	678046	ESP SPORTS	OTHER SUPPLIES	36.51	10/24/2008
WATER	678046	ESP SPORTS	OTHER SUPPLIES	0.01	10/24/2008
WATER	678046	ESP SPORTS	OTHER SUPPLIES	0.01	10/24/2008
WATER	678046	ESP SPORTS	OTHER SUPPLIES	0.01	10/24/2008
WATER	678047	FEDERAL EXPRESS	POSTAGE & MAILING	212.29	10/24/2008
WATER	678047	FEDERAL EXPRESS	POSTAGE & MAILING	224.25	10/24/2008
WATER	678047	FEDERAL EXPRESS	POSTAGE & MAILING	44.82	10/24/2008
WATER	678048	FERGUSON ENTERPRISES INC #695	SITE IMPROVEMENTS	122.40	10/24/2008
WATER	678048	FERGUSON ENTERPRISES INC #695	SITE IMPROVEMENTS	619.02	10/24/2008
WATER	678048	FERGUSON ENTERPRISES INC #695	MISC SUPPLIES	423.92	10/24/2008
WATER	678048	FERGUSON ENTERPRISES INC #695	MISC SUPPLIES	4,755.42	10/24/2008
WATER	678048	FERGUSON ENTERPRISES INC #695	MISC SUPPLIES	540.52	10/24/2008
WATER	678048	FERGUSON ENTERPRISES INC #695	MISC SUPPLIES	1,398.01	10/24/2008
WATER	678048	FERGUSON ENTERPRISES INC #695	MISC SUPPLIES	1,653.58	10/24/2008
WATER	678048	FERGUSON ENTERPRISES INC #695	MISC SUPPLIES	167.04	10/24/2008
WATER	678051	GROENIGER & COMPANY	MISC SUPPLIES	3,154.90	10/24/2008
WATER	678051	GROENIGER & COMPANY	MISC SUPPLIES	1,546.20	10/24/2008
WATER	678051	GROENIGER & COMPANY	MISC SUPPLIES	1,939.19	10/24/2008
WATER	678051	GROENIGER & COMPANY	MISC SUPPLIES	2,491.10	10/24/2008
WATER	678051	GROENIGER & COMPANY	MISC SUPPLIES	2,834.71	10/24/2008
WATER	678051	GROENIGER & COMPANY	MISC SUPPLIES	592.71	10/24/2008
WATER	678052	HOME DEPOT CREDIT SERVICES	GENERAL R/M SUPPLIES	94.29	10/24/2008
WATER	678052	HOME DEPOT CREDIT SERVICES	MISC SUPPLIES	149.12	10/24/2008
WATER	678055	JOHN F. MAHANEY	MISC SUPPLIES	162.44	10/24/2008
WATER	678055	JOHN F. MAHANEY	MISC SUPPLIES	185.33	10/24/2008
WATER	678058	KIMBALL MIDWEST	GENERAL R/M SUPPLIES	163.69	10/24/2008
WATER	678061	MCGARD, INC	MISC SUPPLIES	500.90	10/24/2008
WATER	678062	MCMASTER-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	134.77	10/24/2008
WATER	678062	MCMASTER-CARR SUPPLY COMPAN	GENERAL R/M SUPPLIES	182.28	10/24/2008
WATER	678062	MCMASTER-CARR SUPPLY COMPAN	MISC SUPPLIES	345.76	10/24/2008
WATER	678062	MCMASTER-CARR SUPPLY COMPAN	MISC SUPPLIES	59.65	10/24/2008
WATER	678062	MCMASTER-CARR SUPPLY COMPAN	OTHER R/M SUPPLIES	224.42	10/24/2008
WATER	678062	MCMASTER-CARR SUPPLY COMPAN	OTHER R/M SUPPLIES	11.69	10/24/2008
WATER	678059	MISC ACCOUNTS PAYABLE	MISC EQUIPMENT	200.19	10/24/2008
WATER	678056	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	75.76	10/24/2008
WATER	678040	MISC UTILITY BILLING REFUNDS	MISC ACCOUNTS RECEIVABLE	144.00	10/24/2008
WATER	678066	OFFICE DEPOT	OFFICE SUPPLIES	46.44	10/24/2008
WATER	678066	OFFICE DEPOT	OFFICE SUPPLIES	32.62	10/24/2008
WATER	678066	OFFICE DEPOT	OFFICE SUPPLIES	6.08	10/24/2008
WATER	678066	OFFICE DEPOT	OFFICE SUPPLIES	122.70	10/24/2008
WATER	678066	OFFICE DEPOT	OFFICE SUPPLIES	8.03	10/24/2008
WATER	678066	OFFICE DEPOT	OFFICE SUPPLIES	79.15	10/24/2008
WATER	678066	OFFICE DEPOT	OFFICE SUPPLIES	16.49	10/24/2008
WATER	678066	OFFICE DEPOT	OFFICE SUPPLIES	249.30	10/24/2008
WATER	678071	PRAXAIR, INC.	CHEMICAL SUPPLIES	1,811.77	10/24/2008
WATER	678074	SUSAN ALFED CONSULTING	CONSERVATION SERVICES	721.44	10/24/2008
WATER	678075	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	145.29	10/24/2008
WATER	678075	SYAR INDUSTRIES	SITE IMPROVEMENTS	300.81	10/24/2008
WATER	678075	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	853.56	10/24/2008

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
WATER	678075	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	213.58	10/24/2008
WATER	678075	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	81.60	10/24/2008
WATER	678075	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	120.87	10/24/2008
WATER	678075	SYAR INDUSTRIES	SITE IMPROVEMENTS	114.39	10/24/2008
WATER	678075	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	777.97	10/24/2008
WATER	678075	SYAR INDUSTRIES	SITE IMPROVEMENTS	169.36	10/24/2008
WATER	678075	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	335.82	10/24/2008
WATER	678075	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	125.15	10/24/2008
WATER	678075	SYAR INDUSTRIES	SITE IMPROVEMENTS	162.18	10/24/2008
WATER	678075	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	136.41	10/24/2008
WATER	678075	SYAR INDUSTRIES	SITE IMPROVEMENTS	640.38	10/24/2008
WATER	678075	SYAR INDUSTRIES	SITE IMPROVEMENTS	183.02	10/24/2008
WATER	678076	UNITED TEXTILE INC	MISC SUPPLIES	233.25	10/24/2008
WATER	678077	W W GRAINGER INC.	GENERAL R/M SUPPLIES	22.57	10/24/2008
WATER	678077	W W GRAINGER INC.	OTHER R/M SUPPLIES	19.35	10/24/2008
WATER	678077	W W GRAINGER INC.	GENERAL R/M SUPPLIES	87.51	10/24/2008
WATER	678077	W W GRAINGER INC.	GENERAL R/M SUPPLIES	58.72	10/24/2008
WATER	678077	W W GRAINGER INC.	GENERAL R/M SUPPLIES	87.51	10/24/2008
WATER	678077	W W GRAINGER INC.	MISC SUPPLIES	98.06	10/24/2008
WATER	678077	W W GRAINGER INC.	MISC SUPPLIES	36.25	10/24/2008
WATER	678079	WHEELER-SONOMA PRINTERS	OTHER R/M SUPPLIES	124.56	10/24/2008
Sub total of:WATER				35,978.87	
TRAVIS WATER OPERATING	678067	OLIN CORPORATION	CHEMICAL SUPPLIES	3,122.26	10/24/2008
Sub total of:TRAVIS WATER OPERATING				3,122.26	
GREEN VALLEY/CURRY LAKES	678066	OFFICE DEPOT	OFFICE SUPPLIES	30.91	10/24/2008
GREEN VALLEY/CURRY LAKES	678073	SPECIALTY TECHNICAL PUBLISHER	OTHER SERVICES	96.10	10/24/2008
Sub total of:GREEN VALLEY/CURRY LAKES				127.01	
LOCAL TRANSPORTATION	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	103.43	10/24/2008
Sub total of:LOCAL TRANSPORTATION				103.43	
SELF INSURANCE	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	92.69	10/24/2008
SELF INSURANCE	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	64.75	10/24/2008
Sub total of:SELF INSURANCE				157.44	
VRA ADMINISTRATION	678044	ECONOMICS RESEARCH ASSOCIAT	BUSINESS RECRUITMENT	24,000.00	10/24/2008
VRA ADMINISTRATION	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	92.49	10/24/2008
VRA ADMINISTRATION	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	59.99	10/24/2008
VRA ADMINISTRATION	678063	NEXTEL COMMUNICATIONS	TELECOMMUNICATIONS	86.35	10/24/2008
Sub total of:VRA ADMINISTRATION				24,238.83	
Grand Total:				\$116,408.72	

City of Vallejo
Check Register

Fund Description	Check No.	Vendor Name	Object Description	Amount	Check Date
GENERAL FUND	678083	REDWOOD COAST PETROLEUM INC	EQUIPMENT R/M SERVICES	114.08	10/30/2008
GENERAL FUND	678085	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	432.00	10/30/2008
Sub total of:GENERAL FUND				546.08	
SOLID WASTE DISPOSAL	678080	DON R. BURNS	DEPT OF CONSERVATION	532.00	10/30/2008
Sub total of:SOLID WASTE DISPOSAL				532.00	
CAPITAL OUTLAY FUND	678085	SYAR INDUSTRIES	GLEN COVE MAINTENANCE	657.70	10/30/2008
Sub total of:CAPITAL OUTLAY FUND				657.70	
WATER	678085	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	311.23	10/30/2008
WATER	678085	SYAR INDUSTRIES	SITE IMPROVEMENTS	108.07	10/30/2008
WATER	678085	SYAR INDUSTRIES	SITE IMPROVEMENTS	108.07	10/30/2008
WATER	678085	SYAR INDUSTRIES	GENERAL R/M SUPPLIES	116.59	10/30/2008
Sub total of:WATER				643.96	
LOCAL TRANSPORTATION	678083	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	12,626.52	10/30/2008
LOCAL TRANSPORTATION	678083	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	8,489.82	10/30/2008
LOCAL TRANSPORTATION	678083	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	8,806.94	10/30/2008
LOCAL TRANSPORTATION	678083	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	10,072.92	10/30/2008
LOCAL TRANSPORTATION	678083	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	11,074.22	10/30/2008
LOCAL TRANSPORTATION	678083	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	9,241.42	10/30/2008
LOCAL TRANSPORTATION	678083	REDWOOD COAST PETROLEUM INC	TRANSPRTN SUBSIDY - FUEL	1,997.60	10/30/2008
LOCAL TRANSPORTATION	678083	REDWOOD COAST PETROLEUM INC	PUR TRANSP-PARATRANSIT	535.95	10/30/2008
Sub total of:LOCAL TRANSPORTATION				62,845.39	
CORPORATION SHOP	678083	REDWOOD COAST PETROLEUM INC	FUEL & LUBE SUPPLIES	16,991.29	10/30/2008
Sub total of:CORPORATION SHOP				16,991.29	
PAYROLL BENEFITS	678081	MISC EMPLOYEE ADVANCE DISABIL	RETIREMNT ADVANCES REC.	1,918.75	10/30/2008
PAYROLL BENEFITS	678084	MISC EMPLOYEE ADVANCE DISABIL	RETIREMNT ADVANCES REC.	2,506.68	10/30/2008
PAYROLL BENEFITS	678082	PERS - PUBLIC EMPLOYEE RETIRE	PERS - REGULAR	543,903.55	10/30/2008
PAYROLL BENEFITS	678082	PERS - PUBLIC EMPLOYEE RETIRE	PERS - 1959 SURVIVOR	180.42	10/30/2008
PAYROLL BENEFITS	678082	PERS - PUBLIC EMPLOYEE RETIRE	PERS BUYBACK	132.63	10/30/2008
PAYROLL BENEFITS	678082	PERS - PUBLIC EMPLOYEE RETIRE	PERS - REGULAR	(0.20)	10/30/2008
Sub total of:PAYROLL BENEFITS				548,641.83	
Grand Total:				\$630,858.25	



CONSENT E

Agenda No.

COUNCIL COMMUNICATION

Date: November 18, 2008

TO: Honorable Mayor and Members of the City Council

FROM: Joseph M. Tanner, City Manager
Sandra Salerno, Interim Human Resources Director *JS*

SUBJECT: APPROVAL OF A RESOLUTION OF INTENTION TO AMEND CHAPTERS 2.06 and 2.52 OF THE CITY OF VALLEJO MUNICIPAL CODE, AND ADOPT A TRAVEL AND EXPENSE REIMBURSEMENT POLICY FOR CITY OFFICIALS WHICH COMPLIES WITH STATE LAW (AB1234)

BACKGROUND AND DISCUSSION

AB1234 requires every local agency that provides reimbursement for expenses to members of its legislative body to adopt a written policy on the duties for which legislative body and commission members may receive compensation, other than meetings of the legislative body or advisory body or attendance at a conference or organized educational activity. Under the new law, the written policy, which must be adopted at a public hearing, has to specify what occurrences qualify a member to receive reimbursement of expenses for travel, meals, and lodging and imposes related requirements, including the filing of expense reports, which are considered public records. Additionally, a councilmember or commissioner may receive compensation for "actual and necessary" expenses incurred for attendance at meetings of legislative bodies and advisory bodies and for conferences or organized educational activities. See Cal. Gov. Code § 53232.2(a) and (b).

The policy would only apply to the expenditure of personal funds for which an elected or appointed official wished to receive reimbursement. For expenses that fall outside of the written occurrences list, or for rates that are above the IRS reimbursable rates in Publication

463, the expenses must be pre-approved by City Council before they can be reimbursed. See Cal.Gov. Code § 53232.2(f).

A. Our Current Policy and the Proposed Policy.

The existing travel and business expense policy addressed to members of the Vallejo City Council, Boards and Commissions is out of compliance with the state law, as it permits reimbursement without receipts for other than actual and necessary expenses. A change to the existing policy will also require changes to Chapter 2 of the Vallejo Municipal Code, existing Administrative rules.

Attached is a sample policy for the Council to consider. It is important to immediately fix this problem, because lack of compliance could lead to severe consequences. Depending on the circumstances, penalties for misuse of public resources or falsifying expense reports include loss of reimbursement privileges, (see Cal. Gov. Code § 53232.4) restitution to the local agency, civil penalties of up to \$1000 per day and three times the value of the resource used (see Cal. Gov. Code § 8314), and even criminal prosecution and a lifetime bar from public office (see Cal. Penal Code § 424).

ENVIRONMENTAL REVIEW

This is not a project under CEQA.

PROPOSED ACTION

APPROVE the resolution of intention to amend Sections 2.06 and 2.52 of the Vallejo Municipal Code and to ADOPT the travel and expense reimbursement policy in compliance with State law (AB1234).

DOCUMENTS ATTACHED

- a. Resolution
- b. Policy establishing a travel and expense reimbursement policy for City officials.

CONTACT PERSON

Sandra Salerno, Interim Human Resources Director
(707) 648-4362

RESOLUTION NO. _____

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

WHEREAS, the City Council of the City of Vallejo needs to adopt an updated Travel and Expense Reimbursement Policy for City Officials in order to comply with AB1234; and

WHEREAS, the City Council of the City of Vallejo desires that the attached Travel and Expense Reimbursement Policy be the document which articulates the appropriate requirements for expenditures and reimbursements for elected and appointed officials; and

WHEREAS, it is necessary that existing policies articulated in other applicable documents, including Vallejo Municipal Code Chapter 2 (§§ 2.06 and 2.52), and administrative rules be amended to reflect the requirements of AB1234.

NOW, THEREFORE, BE IT RESOLVED that the Vallejo City Council hereby:

1. ADOPTS the attached Travel and Expense Reimbursement Policy for City Councilmembers, Board Members and Commissioners in order to comply with AB1234, and
2. ARTICULATES ITS INTENT to amend Vallejo Municipal Code Chapter 2.06 (Council Travel Expenses) and 2.52 (Compensation of Mayor and Council) concerning expenditures and reimbursements so that the code language will correspond to the Travel and Expense Reimbursement Policy, and
3. DIRECTS the City Manager to amend applicable administrative rules and prepare amended draft ordinances and bring them back to this Council for First Reading.

November 18, 2008

Travel and Expense Reimbursement Policy for City of Vallejo Officials

1. **Purpose.** To achieve the best for the City of Vallejo, the members of the Council have dedicated themselves to spending tens, even hundreds, of hours of their time each year to educate themselves on opportunities to improve the City. Their commitment to bring the City the best and most innovative ideas often requires City Council members to travel outside of Vallejo.

This travel and reimbursement policy reflects the City's strong support for these efforts and activities; they are an important investment in this city's future. The ideas and information that the Council members produce as a result of these reimbursable activities provide direct and tangible benefits of the citizens of Vallejo

The purpose of this policy is to ensure that Council members are appropriately reimbursed for reasonable expenses incurred in the performance of official duties, and that those expenses/reimbursements:

- comply with the California Government Code;
- follow good internal control practices; and,
- fairly reimburse elected officials.

2. **Policy.** Recognizing that members of a legislative body are encouraged to pursue education, information and opportunities for the city, officials are, from time-to-time, required or requested to attend meetings, functions, seminars, training sessions, conferences and tours on behalf of the City, and for which the residents of Vallejo will benefit by the City's presence or additional training. As such, the City may reimburse for actual and necessary expenses as provided in this Policy.

3. **Definitions.** The following definitions shall apply to this policy:

- a. "Legislative body" means the City Council, the Planning Commission, and any other commission, board or committee appointed by the City Council.
- b. "Official" means a member of a Legislative body.

4. **Types of Occurrences that Qualify for Reimbursement.** Members of a Legislative body may be reimbursed for actual and necessary expenses incurred while traveling on City-related business and in the performance of official duties such as, and including: attending meetings and functions, seminars, training sessions, conferences, tours and such other activities that provides benefit to the city of Vallejo and its residents; and, such other activity that provides a benefit to the City with the City Manager's concurrence.

5. **Government Rates.** Airlines, hotels, and rental car companies often make special rates

available to state, federal, and local governments. These rates are presumed to be the most economical and reasonable rates for the purposes of this Policy. Member of legislative bodies and officials shall avail themselves of such rates when they are available.

6. **Transportation.** When contemplating travel arrangements members of a legislative body shall make every reasonable effort to choose the least expensive mode of travel when available. Members of the legislative body should also consider cost-saving strategies such as group travel packages whenever it is reasonably possible given the scheduling needs of the official.

- a. **Air Travel/Car Rental.** When possible, and convenient to the official, members of a legislative body should arrange for air travel and car rental to be paid for by the City in advance. The designated individual(s) in the City responsible for making travel arrangements shall book the most reasonable mode of transportation available that is consistent with the official's scheduling needs.

If advance arrangements cannot be made due to lack of advance warning or other extenuating circumstances as approved by the City Manager or his or her designee before the expenses are incurred, members of a legislative body may be reimbursed for the expenses incurred consistent with and in accordance with City policy.

- b. **Personal Vehicle Travel.** Members of a legislative body may be reimbursed for expenses incurred in traveling by personal vehicle on official City business at the then current mileage allowance provisions of the Internal Revenue Service. Members of a legislative body shall complete and file a Mileage Reimbursement Request Form with the City, which will also satisfy the documentation requirements provided in Section 15 of this Policy.

7. **Meals.** Recognizing that City officials are, from time-to-time, required or requested to attend meetings, functions, seminars, training sessions, conferences and tours on behalf of the City, the City may reimburse for actual and necessary meal expenses as provided in this Policy.

- a. **Meals in Conjunction with Travel.** Members of a legislative body may be reimbursed for meal expenses incurred while traveling on official City business. Said expenses shall be reasonable, not excessive and reflect the nature of the meeting. Generally, original receipts shall be required for reimbursement.
- b. For travel, a member of a legislative body may be reimbursed for meals in a total amount that does not exceed \$89 per day, which includes tax and gratuity. The following amounts may be used as a guideline for

determining what is considered a reasonable amount for meal expenses:

Breakfast	\$16
Lunch	\$20
Dinner	\$44
Incidentals/snacks	<u>\$ 9</u>
Total	\$89

The City Manager and his/her designee shall update the reimbursable amount for meal expenses from time to time.

- c. ***Reimbursement for Other Meals.*** Where authorized by Section 4 of this Policy, members of a legislative body may be reimbursed for their meals associated with the performance of official duties at rates not to exceed the amounts set forth in section 7.b. Meals for spouses, family members and other third parties shall not be reimbursed.
8. ***Lodging.*** The City will pay for or reimburse for lodging expenses when travel on official city business reasonably requires an overnight stay.
- a. When possible, member of a legislative body should arrange for lodging expenses to be paid by the City. The designated individual(s) in the City responsible for making travel arrangements shall book lodging at the most reasonable rates for lodging that is in a location that is reasonable and convenient in relation to the officials scheduling and official business needs. For lodging in connection with a conference or organized educational activity said accommodation shall take place at the location hosting the conference or educational activity.
- b. If such advance arrangements cannot be made due to lack of advance warning or other extenuating circumstances as approved by the City Manager or his or her designee before the expenses are incurred, a member of the legislative body may be reimbursed for lodging expenses.
9. ***Incidental Expense Reimbursement.*** Members of a legislative body may be reimbursed for actual and necessary incidental expenses incurred in connection with a conference, organized educational activity, or other performance of official duties. Incidental expenses include reasonable gratuities for hotel and airline employees, parking fees, cab fares, public transportation costs, tolls, telephone calls, faxes and other communications relating to the performance of official duties, telephone calls of a personal nature, and other such incidental expenses.

Reimbursement for expenses incurred in placing telephone calls and other communications of a personal nature shall be limited to \$10 per day for travel within California, and \$20 per day for travel outside of California. The City Manager or his or her designee may periodically adjust the amount available for reimbursement of personal communications.

10. ***Conference Registration Fee Reimbursement.*** When possible, members of a legislative body should arrange for conference and organized educational activity registration fees to be paid in advance of the conference by the City. If such advance arrangements cannot be made due to lack of advance warning or other extenuating circumstances, members of a legislative body may be reimbursed for the expense of a conference or organized educational activity registration fee.
11. ***Expenses to Accommodate Disabilities.*** This policy shall not be construed to limit the City's ability to reimburse members of a legislative body for necessary expenses in excess of that which is otherwise permitted under this policy where such additional expenses are necessary to accommodate for a disability.
12. ***Other Expenses.*** The following expenses require prior approval by the City Council:
 - a. International travel, except to Vallejo Sister Cities, Canada and Mexico.
 - b. Expenses which exceed the annual limits, if any, established for each office holder; and
 - c. Expenses expected to exceed \$7,000 per trip.

All other expenses incurred in the performance of official duties that are not described in this Reimbursement Policy shall not be reimbursed unless approved by the City Manager.

13. ***Prohibited Expense Reimbursements.*** Examples of personal expenses the City will not reimburse include, but are not limited to:
 - a. Political contributions or events;
 - b. Charitable contributions or events (this prohibition does not apply to charitable contribution funding approved in the City Budget);
 - c. Non-mileage personal automobile expenses, including repairs, traffic citations, or gasoline and personal losses incurred while on City business;
 - d. Reimbursement for spouse or family for any expenses; and,
 - e. The personal portion of any trip (e.g. haircuts; souvenir expenses; hotel and food expenses incurred during optional, extra days spent at a conference or Meeting location.)

Also, except as provided in Section 14, unless otherwise approved in advance by the City Manager, officials or members of a legislative body shall not be issued cash advances.

14. ***Cash advance.*** From time to time, it may be necessary for an official to request a cash advance to cover anticipated expenses while traveling or doing business on the City's behalf. Such requests for an advance should be submitted to the City Manager at least five (5) working days prior to the need for the advance. Any unused advance must be returned to the City Treasury within five (5) business days of the official's return, along with an expense report and original receipts documenting how the advance was used in compliance with this expense policy. Cash advances should only be used when absolutely

necessary.

15. ***Documentation Requirements.*** The City Manager shall provide members of a legislative body with expense report forms to be filed by the member for reimbursement for actual and necessary expenses incurred in performance of official duties. The expense report form shall be used to document that the expenses for which reimbursements are sought are proper under this Policy.

Members of a legislative body must file expense report forms within 90 days of incurring the expense. For auditing purposes, said expense report forms shall be accompanied by receipts documenting each expense except that description regarding the nature of the expense provided in the expense report shall suffice for *de minimis* incidental expenses for which receipts are not customarily given.

All documents related to reimbursable expenditures shall be considered public record subject to disclosure under the California Public Records Act.



CONSENT F

Agenda Item No.

COUNCIL COMMUNICATION

Date: November 18, 2008

TO: Honorable Mayor and Members of the City Council
FROM: Gary A. Leach, Public Works Director
SUBJECT: PUBLIC INFORMATION AND PARTICIPATION IN CREATION OF THE 2009-2014 WATER UTILITY FINANCING PLAN AND RATE STUDY

BACKGROUND

The current water rates and fee structure were last studied in 2004 and initially adopted by the City Council in December 2004, with phased water rates, service charges, and connection charges implemented through June 30, 2009. In order to assure the continuing fiscal health of the City Water Enterprise, the Water Utility Financing Plan must be updated and a new water rate schedule adopted.

Since 1999 the City has set water rates through the use of a five year Water Utility Financing Plan and Rate Study. Each five year plan, 1999 and 2004, incorporated minor changes to water rates and connection fees to fund the changing legal, public, and City Council requirements. The process of setting water rates must meet many legal requirements and provide the revenue necessary to continue to ensure the City's water customers receive potable water meeting all applicable water treatment regulations and the system can provide sufficient water for fire suppression.

In order to set rates, the Rate Consultant will be asked to generate a number of revenue requirement scenarios which may result in different rate structures and/or rates. These scenarios will be made up by creation of budgets with variable amounts of funding for important activities such as Capital Projects, Operating Costs, and Fund Balance Increases with discussion of the impacts of each of the funding levels.

At the October 21, 2008 Council Meeting the City Council confirmed the Mayor's appointment of a Utility Financing Plan and Water Rate Study Ad Hoc Committee to work with staff as this study proceeds. At this meeting, the Council also asked staff to bring back a recommendation on how best to involve the public in this process. On October 30, 2008 staff met with the Ad Hoc Committee to discuss this public outreach program. After reviewing the schedule, which included legal noticing requirements for the formation of a Citizens Advisory Committee and compliance with Proposition 218 prior to the adoption of the new five year water rate schedule, effective July 1, 2009, it was decided that it was not feasible to form this Citizens Advisory Committee. Accordingly, as in 2004, staff will make



available copies of the rate study and draft rate schedules for public review at local libraries and City offices and hold public information meetings to gather input. Staff will also make themselves available to attend any home owners association or other organization meetings upon request.

After the creation of the 2009-2014 Water Utility Financing Plan and Rate Study report, rates will be set by the City Council upon adoption of the plan and required Proposition 218 notification. Rates are generally adjusted each July 1st, to coincide with the beginning of the fiscal year. Five year rate plans have been found to be appropriate to allow longer term revenue stability and capital improvement planning to occur. Adoption of yearly rates would require the added significant cost of Proposition 218 notification each year.

The result of the anticipated informational public meetings and gathering of facts and opinions from the public will be presented to the Utility Financing Plan and Water Rate Study Ad Hoc Committee and then to the Council for adoption of a new five year water rate schedule and financial plan to assure the fiscal health of the Water Enterprise Fund, confirm conformance to Proposition 218, and fund needed capital projects.

Fiscal Impact

There would be a significant negative fiscal impact if new water rates are not effective July 1, 2009 as an increase is necessary to address increases in the cost of materials, supplies and other costs. The creation of a Citizens Advisory Committee was determined to be unfeasible due to the time constraints associated with having the new rates becoming effective on July 1, 2009 as shown in the Attachment B.

RECOMMENDATION

Staff recommends that the City perform substantially similar actions to those taken in 2004 to inform and gather comments from the public regarding implementation of new water rates as required by the 2009-2014 Water Utility Financing Plan.

ENVIRONMENTAL REVIEW

The proposed action is not considered a project under the California Environmental Quality Act ("CEQA").

ALTERNATIVES CONSIDERED

The creation of a Citizens Advisory Committee, in lieu of public meetings and informational outreach, was investigated, but deemed unfeasible due to the long time required to bring such a process to fruition. The potential delay in implementation of new water rates beyond July 1, 2009 would have a significant negative impact on the Water Fund balances.



CITY COUNCIL AREA OF FOCUS

This action is consistent with City Council Area of Focus No. 1 – Achieve Fiscal Stability in all Funds – Eliminate Structural Deficit.

PROPOSED ACTION

Adopt the resolution directing staff to engage in a public outreach program to inform and gather feedback related to implementation of a new five year water rate schedule.

DOCUMENTS AVAILABLE FOR REVIEW

- a. A resolution directing that City staff to engage in public outreach and meetings to inform and gather comments from customers of the Vallejo Water Systems regarding the implementation of a new five year rate schedule.
- b. Estimated Rate Implementation Schedule.

CONTACT PERSON

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

Erik Nugteren, Water Superintendent
648-4482
enugteren@ci.vallejo.ca.us

NOVEMBER 18, 2008
J:\PUBLIC\AI\WT\Public Info Rate Study 2009-2014

RESOLUTION NO. 08-____ N.C.

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

WHEREAS, the City must adopt a Water Utility Financing Plan and Water Rate Schedule to assure that adequate revenue is collected for operation, maintenance, and renovation of the water system; and

WHEREAS, the process of the establishment of a Citizens Advisory Committee to inform the public of the rate study is not feasible due to the limited time available before new rates must be adopted; and

WHEREAS, the City has historically relied on informational meetings and public outreach to inform the citizens and gather comments regarding water rate options under consideration.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Vallejo that City staff is hereby directed to engage in a public outreach program to inform and gather feedback as described in the staff report accompanying this Resolution related to implementation of a new five year water rate schedule.

NOVEMBER 18, 2008

J:\PUBLIC\AI\WT\Public Info Rate Study 2009-2014

Estimated Rate Implementation Schedule

- Dec-08 Continuation of Development of Revenue Requirements and Proposed Water Rates
Meeting with Council Ad Hoc Committee
Public Information Meetings
Issuance of RFP for Prop 218 Notification Services
- Jan-09 Council consideration of Consultant Services Agreement for Prop 218 Notification Services
Meeting with Council Ad Hoc Committee
Public Information Meeting
- Feb-09 Finalization of Proposed New Rates & Capacity Charges
Meeting with Council Ad Hoc Committee
Preparation of water customer and property owner database for Prop 218 notification
- Mar-09 Mailing of Prop 218 Notification (providing required minimum 45 day protest period)
Preparation of Ordinances and Resolutions
- Apr-09 Preparation and Mailing of Notices to Developers re Proposed Capacity Charges
Public Noticing of Hearing Date on Proposed Rate & Capacity Charges
- May-09 Public Hearing and Second Read of Rate & Capacity Charge Ordinances
- Jun-09 30 day waiting period for ordinance to go into effect
- Jul-09 New Rates Effective 7/1/2009

VALLEJO CITY COUNCIL
MINUTES
JUNE 10, 2008

A special meeting of the Vallejo City Council was held on the above date in the Council Chambers of Vallejo City Hall. The meeting was called to order at 5:08 p.m. by Mayor Osby Davis. All Councilmembers were present (Councilmember Schivley arrived at 5:12 p.m.).

1. CALL TO ORDER
2. ADMINISTRATIVE ITEMS
 - A. SUBMISSION OF THE CITY OF VALLEJO FISCAL YEAR 2008-2009 PROPOSED BUDGET

Robert Stout, Finance Manager, provided information on the proposed budget.

- B. FISCAL YEAR 2008-2009 BUDGET STUDY SESSION
 - Community Development (Development Services, Redevelopment Agency, Housing Division, Housing Authority, Mare Island)
 - Administration (City Manager, City Attorney, Human Resources, Finance)
 - Public Works (Water division, Corporation Shop, Capital Improvement Projects, Gas Tax, Landscape Maintenance Districts)

Robert Stout and Craig Whittom responded to questions from Council. Discussed were general budget issues, the dissatisfaction of receiving the report the day of the meeting, debt service costs, the construction of the Transfer Station, and possible revenue sources. Councilmembers requested additional bond information be provided prior to the June 24, 2008 meeting.

Mayor Davis stated that all salaries must be brought in line with what we have and what we can afford right now from the City Manager down. Mayor Davis also stated that we need to look at where we want our city to go and how we get there. Mayor Davis does not support across the board departmental cuts because the city does not function across the board. The Council will have to formulate the priorities for next year. A Sales Tax Initiative was suggested; other revenue sources have to be found. The City of Vallejo cannot balance the budget on the backs of their employees.

Councilmember Schivley suggested an ad hoc committee be formed to analyze the commissions and the ordinances that govern them and for the committee to make a recommendation to Council. Councilmember Schivley stated she is against a Sales Tax Initiative until the City of Vallejo has gotten its finances in order.

Councilmember Gomes supports Councilmember Schivley on the Sales Tax Initiative. Councilmember Gomes requested more information regarding restructuring. Mayor Davis requested agendaizing the item so council can analyze this issue.

Public Speakers: Sam Kurshan spoke against Lennar's management of Mare Island and supported revenue enhancing measures on Mare Island.

Due to time constraints, the Public Works and Community Development budgets were continued to the next Council meeting.

1. CALL TO ORDER

A regular meeting of the Vallejo City Council was held on the above date in the Council Chambers of the Vallejo City Hall. The meeting was called to order at 7:05 p.m. by Mayor Davis.

2. PLEDGE OF ALLEGIANCE – was led by Mayor Davis.

3. ROLL CALL

Present: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, Sunga and Wilson

Absent: None

Staff: City Manager Joseph Tanner
City Attorney Fred Soley
City Clerk Mary Ellsworth

4. PRESENTATIONS AND COMMENDATIONS - None

5. FIRST COMMUNITY FORUM

Diji Christian applauded the Sister City program and the city of La Spezia, Italy.

6. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

7. CONSENT CALENDAR AND APPROVAL OF AGENDA

Item 7B, ratifying the payment of claims for May 2008, was removed from the Consent Calendar to Item 7.1. Mayor Davis was recused from Item 7C, the final reading of an ordinance amending the Hiddenbrooke Planned Development. Councilmember Wilson was recused from item 7D, the final reading of an ordinance amending the Mare Island Planned Development Master Plan, 7D, was removed from the Consent Calendar and moved to Item 7.2.

Hearing no further additions, corrections or deletions, the amended agenda was approved and the following resolutions and ordinance were offered by Vice Mayor Bartee:

RESOLUTION NO. 08-94 N.C. approving a resolution authorizing the City Manager to execute a funding agreement between the Metropolitan Transportation Commission and the City of Vallejo for the 2008 Spare the Air/Free Transit campaign.

ORDINANCE NO. 1608 N.C. (2d) final reading of an ordinance amending the Hiddenbrooke Planned Development Master Plan to permit telecommunication facilities with the Hiddenbrooke Community.

RESOLUTION NO. 08-96 N.C. authorizing the City Manager or his designee, to execute Amendment 1 to the Consultant Services Agreement between the City of Vallejo and

Kimley-Horn and Associates, Inc. in the amount of \$256,892.00 to provide additional traffic engineering services to the City of Vallejo Public Works Department.

The above resolutions and ordinance were approved by the following vote:

AYES: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, Sunga, and Wilson
NOES: None
ABSENT: None
ABSTENTIONS: Mayor Davis on Ordinance No, 1608 N.C. (2d) (Consent Item C)

7.1 APPROVAL OF A RESOLUTION RATIFYING THE PAYMENT OF CLAIMS FOR THE TIME PERIOD OF MAY 1, 2008 TO MAY 30, 2008 TOTALING \$8,025,965.37. (Consent Item 7B)

Mayor Davis stated that he wants to encourage City/Staff to "buy local, within the City itself". It is evidenced from the Claims the City is purchasing goods and services from out of town. The Mayor questioned in which cities the City of Vallejo is spending money.

RESOLUTION #08-95 N.C. offered by Mayor Davis ratifying the payment of claims totaling \$8,025,965.37 for the time period of May 1, 2008 to May 30, 2008.

The resolution was adopted by the following vote:

AYES: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, Sunga and Wilson
NOES: None
ABSENT: None
ABSTAINING: None

7.2 FINAL READING OF AN ORDINANCE AMENDING THE MARE ISLAND PLANNED DEVELOPMENT MASTER PLAN REGARDING BICYCLE FACILITIES ON MARE ISLAND (Consent Item D)

Public Speakers: Sam Kurshan stated that in light of Lennar recently declaring bankruptcy, projects done in conjunction with Lennar should be halted until there is clarification of how the bankruptcy affects project developments.

Craig Whitton, Assistant City Manager, stated that this is a change to a Specific Plan that would run with the land. This would assist as one of many entitlements to continue development on Mare Island.

Mayor Davis stated that the future owner would have to adhere to this plan.

ORDINANCE NO. 1609 N.C. (2d) was offered by Vice Mayor Bartee amending the Mare Island Planned Development Master Plan regarding Bicycle facilities on Mare Island.

The ordinance was adopted by the following vote:

AYES: Mayor Davis, Vice Mayor Barteé, Councilmembers Gomes,
Hannigan, Schivley and Sunga
NOES: None
ABSENT: None
ABSTAINING: Councilmember Wilson

8. PUBLIC HEARINGS - None

9. POLICY ITEMS – None

10. ADMINISTRATIVE ITEMS

A. APPROVAL OF RESOLUTION ADOPTING THE REVISED TWO-YEAR
SCHEDULE OF REGULAR COUNCIL MEETINGS PURSUANT TO VALLEJO
CITY CHARTER SECTION 3.08

Fred Soley, City Attorney, advised council that according to the City Charter, City Council must meet forty times per year. The City Manager, the City Attorney and the City Clerk are responsible for ensuring that Council meets the minimum required meetings. Council can dictate their schedule as long as they comply with the City Charter.

Councilmembers requested that the proposed meeting schedule not include meetings during weeks with holidays, election nights or National Night Out.

No action was taken on Item 10 A; this matter will be brought back to Council June 17, 2008.

B. PRESENTATION BY CAL TRANS ON THE EXISTING AND PROPOSED
IMPROVEMENTS ON I-80

Two representatives from Caltrans District 4 gave a presentation explaining to Council the construction activities that are occurring in the Interstate 80 corridor.

The Caltrans representatives answered questions from Council.

11. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

A. CONSIDERATION OF A RESOLUTION APPOINTING A MEMBER OF THE
CITY COUNCIL TO THE WATER EMERGENCY TRANSPORTATION
AUTHORITY COMMUNITY ADVISORY COMMITTEE (as requested by Mayor
Davis)

RESOLUTION #08-97 N.C. was offered by Vice Mayor Barteé appointing Mayor Davis to the Water Emergency Transportation Authority Community Advisory Committee.

The resolution was adopted by the following vote:

AYES:	Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, Sunga and Wilson
NOES:	None
ABSENT:	None
ABSTAINING:	None

12. WRITTEN COMMUNICATIONS -

Councilmember Schivley read a letter she received from a citizen regarding the acknowledgement of e-mails sent to the City of Vallejo. Councilmember Schivley interprets that the letter requests that Councilmembers acknowledge receipt of e-mail on a specific topic. Mayor Davis concurred.

13. CITY MANAGER'S REPORT - None

14. CITY ATTORNEY'S REPORT - None

15. COMMUNITY FORUM – No Speakers

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

Councilmember Sunga, on behalf of the Filipino Community, thanked the Mayor, Councilmembers and the public for their support of the Pista Sa Nasyon celebration. He requested a status update on three items: 1) the Community Volunteer Program 2) the Trade Zoning and 3) the Business Vitality Committee.

Mayor Davis responded that he has been in discussion with the City Clerk to place Councilmember requests on future agendas.

Joseph Tanner, City Manager, requested that Councilmembers e-mail the City Clerk or him a list of those items requiring study sessions.

Councilmember Schivley reported she attended the Third Annual awards ceremony at Solano Middle School. The event was well attended by high achieving students and their supportive family members. Councilmember Schivley apologized to the Junior Traffic Patrol members for not reporting on attending their event held approximately one month ago, and further stated the group of young people were dedicated and interested in what is going on in the City of Vallejo. Both events were very positive. Councilmember Schivley also thanked Dennis O'Keefe and those who participated in painting the mural at La Pinata Market on Florida Street and encouraged the public to view the mural. Councilmember Schivley stated she received a letter with no return address or phone number commenting on issues and signed by Jay Webster. Councilmember Schivley requested that Jay Webster call her at 707.644.5776 to discuss the items addressed in the letter.

Councilmember Gomes thanked The Fighting Back Partnership and their Youth Partnership Group for facilitating an underage drinking forum and praised their dedication to stop underage drinking. Councilmember Gomes also stated she received an anonymous tip on her home phone but requires more information and requested that the anonymous tipster call her back if they are watching.

Mayor Davis had an additional report on Solano Middle School and stated there were a record number of remarkable students with a 3.5 GPA or above, approximately 75; roughly fifty students had a 4.0 GPA or higher. Mayor Davis also reported that he attended a function for Springstowne Middle School's Girl's Wrestling Team who has been number one in the State for the last three years and is considered to be number one middle school across the country. The team consists of thirty-five members and all are excellent students. On June 16, 2008 Mayor Davis stated that he will be attending the hearing on SB 1093 in Sacramento, California. Mayor Davis will be networking with Assemblypersons and Senators to try to ensure that Vallejo has a permanent seat on the Board since Vallejo will always be responsible for the facilities in Vallejo.

Councilmember Gomes reported speaking at Community Day School last week. Councilmember Gomes was impressed by the administration and the student body and would like to have students address Council regarding their vision of Vallejo. Councilmember Gomes invites Councilmembers to visit the facility next year and observe "what these kids are about. It made my day."

Councilmember Hannigan attended a job fair at Peoples High School. Peoples High was adopted by Rehoboth Church and developed a leadership class that created a Summer Job Fair attended by employers such as McDonald's, Six Flags, California Conservation Corp and Solano College, etc. Peoples High School is experiencing a positive influence due to the involvement of the church and Michael Brown from Michael's Transportation.

17. CLOSED SESSION - None

18. ADJOURNMENT

The meeting adjourned at 8:11 p.m.

VALLEJO CITY COUNCIL
MINUTES

June 24, 2008

1. CALL TO ORDER

A regular meeting of the Vallejo City Council was held on the above date in the Council Chambers of the Vallejo City Hall. The meeting was called to order at 7:02 p.m. by Mayor Davis.

2. PLEDGE OF ALLEGIANCE – was led by Mayor Davis.

3. ROLL CALL

Present: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, Sunga and Wilson

Absent: None

Staff: City Manager Joseph Tanner
City Attorney Fred Soley
City Clerk Mary Ellsworth

4. PRESENTATIONS AND COMMENDATIONS

A. PRESENTATION OF CERTIFICATE OF APPRECIATION TO BEVERLY MCGAIN FOR SERVICE ON THE VALLEJO COMMUNITY ACCESS TELEVISION (VCAT)

Item postponed to July 8, 2008.

B. PRESENTATION OF FEDERAL GRANTS UPDATE FOR FIGHTING BACK YOUTH PROGRAMS BY TONY PEARSALL, EXECUTIVE DIRECTOR

Item postponed to July 8, 2008.

5. FIRST COMMUNITY FORUM

Christopher Mohammed, San Francisco, cautioned the Council about the dubious history of the Lennar Corporation and the risks to the City from doing business with them.

Sam Kurshan yielded his time to anyone who wants to speak on the Lennar Corporation's reputation.

Archbishop King, San Francisco, echoed Mr. Mohammed's warnings about Lennar. He urged the Council to reconsider any dealings with Lennar.

Samuel Quinn, Vice President of Concerned Citizens of Country Club Crest, introduced the Board of Directors and Officers.

Terese Nunn expressed concern about the lack of attention given to homeless people. Francisco Da Costa, Director of Environmental Justice Advocacy, also warned the Council and Vallejo residents about the rogue activities of Lennar.

6. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Jim Libien, President of the Hiddenbrooke Community Association, read a letter into the record stating the Homeowners Association's concerns about Item 7A regarding the assessment for the Hiddenbrooke Maintenance District.

7. CONSENT CALENDAR AND APPROVAL OF AGENDA

Mayor Davis recused himself from Item 7A due to a conflict of interest concerning the assessment for the Hiddenbrooke Maintenance District.

Councilmember Schivley asked that Item 7A concerning the assessment for the Hiddenbrooke Maintenance District be removed from the agenda and brought back after the issues raised by Mr. Libien have been addressed. She also asked for further explanation on Item 7B, concerning the Gann appropriation limits particularly appropriations and expenditures. Regarding Item 7C, the awarding of the Paratransit Management and Operating Contract to MV Transportation, she asked for clarification on how Benicia's use of Vallejo facilities is handled. She indicated she would have to abstain on Items 7D, to amend the budget on Fund 102 and allocation of funds to Vallejo Neighborhood Housing, and 7E, amendment to the agreement between the City and Vallejo Neighborhood Housing due to a conflict of interest. She asked questions about Item 7G, approving plans and specification for abatement and demolition activities at 1001 Indiana Street and 318 Starr Avenue, regarding expenses and fees for demolition. Regarding Item 7H, submission of an application for Transportation Development Act and State Transit Assistance Funding, she asked whether the State Transit Assistance funding will be applied toward reducing recent fare increases.

Mayor Davis indicated he would also recuse himself from Items 7D to amend the budget on Fund 102 and allocation of funds to Vallejo Neighborhood Housing, and 7E amendment to the agreement between the City and Vallejo Neighborhood Housing due to a conflict of interest. City Attorney Fred Soley said that as long as there is no discussion of the items, those needing to recuse themselves would not have to leave the dais.

Mayor Davis requested that Item 7A be removed to be heard as Item 7.1, and Councilmember Sunga requested that 7G be removed to be heard as Item 7.2.

Finance Department staff explained item 7A concerning the Gann appropriations limit calculations. Public Works Director Gary Leach addressed Consent Item 7-C and explained how the cost-sharing of the paratransit facility is done between Benicia and Vallejo, clarifying that the new location will not be shared with Benicia. He also indicated that the transit assistance funding will not affect the recently increased rates, but staff is trying to get increased funding from MTC to avoid having to implement the increased fares.

Mayor Davis noted that Item 9D, Adoption of the City of Vallejo budget for fiscal year 2008-2009, would likely be continued to a special meeting on Wednesday.

Hearing no further additions, corrections, or deletions, the agenda was approved as amended and the following resolutions were offered by Councilmember Schivley:

RESOLUTION NO. 08-101 N.C. ESTABLISHING THE FISCAL YEAR 2008-2009 GANN APPROPRIATIONS LIMIT AT \$98,049,789, AND CERTIFYING THAT FISCAL YEAR 2008-2009 APPROPRIATIONS THAT ARE SUBJECT TO THE LIMIT DO NOT EXCEED THE APPROPRIATIONS LIMIT.

RESOLUTION NO. 08-102 N.C. AWARDING THE PARATRANSIT MANAGEMENT AND OPERATING CONTRACT TO MV TRANSPORTATION, INC. AND AUTHORIZING THE CITY MANAGER TO SIGN A CONTRACT WITH MV TRANSPORTATION, INC.

RESOLUTION NO. 08-103 N.C. AMENDING THE FISCAL YEAR 2007-2008 BUDGET FOR FUND 102 (FEDERAL HOME INVESTMENT PARTNERSHIPS PROGRAM), WHICH WILL COMMIT UNALLOCATED HOME PROGRAM FUNDS IN THE AMOUNT OF \$525,008 TO VALLEJO NEIGHBORHOOD HOUSING SERVICES, INC. TO PROVIDE DOWNPAYMENT ASSISTANCE AND HOUSING REHABILITATION LOANS.

RESOLUTION NO. 08-104 N.C. AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AN AMENDMENT TO THE FISCAL YEAR 2007-2008 AGREEMENT BETWEEN THE CITY OF VALLEJO AND VNHS, INC., WHICH WILL: 1) AWARD PREVIOUSLY UNALLOCATED FEDERAL HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS AVAILABLE TO THE CITY IN THE AMOUNT OF \$525,008 TO PROVIDE DOWNPAYMENT ASSISTANCE AND HOUSING REHABILITATION LOANS, AND 2) EXTEND THE TERM OF THE AGREEMENT TO SEPTEMBER 30, 2008.

RESOLUTION NO. 08-105 N.C. AWARDING CONTRACTS TO: GENERAL CHEMICAL, PARSIPPANY, NJ (LIQUID ALUMINUM SULFATE), OLIN CHLOR ALKALI PRODUCTS, WALNUT CREEK, CA (LIQUID CAUSTIC (50% SOLUTION)); OLIN CHLOR ALKALI PRODUCTS, WALNUT CREEK, CA (LIQUID CAUSTIC (25% SOLUTION)); BRENTAG PACIFIC, RICHMOND, CA (HYDROFLUOROSILICIC ACID (24% SOLUTION)); SIERRA CHEMICAL COMPANY, SPARKS, NV (LIQUID CHLORINE (4 TON OR MORE LOAD)); CALCHEM, INC., MODESTO CA (ALUMINUM CHLORHYDROXIDE (FULL LOAD ≈45,000 LB)); CALCHEM, INC., MODESTO, CA (CAT-LONIC POLYMER); SNF POLYDYNE, RICEBORO, GA (ANIONIC POLYMER); AND PRAXAIR INC., SAN RAMON, CA (LIQUID OXYGEN FOR FLEMING HILL TREATMENT PLANT); AND EXTENDING ONE EXISTING CONTRACT WITH BOC GASES, HAYWARD, CA (LIQUID OXYGEN FOR TRAVIS TREATMENT PLANT) FOR THE SUPPLY OF CHEMICALS FOR APPLICATION TO AND TREATMENT OF WATER FOR FISCAL YEAR 2008-2009 AND AUTHORIZING THE CITY MANAGER OF HIS DESIGNEE TO SIGN THE CONTRACTS.

RESOLUTION NO. 08-107 N.C. AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT THE CITY OF VALLEJO'S FISCAL YEAR 2008-2009 APPLICATION FOR TRANSPORTATION DEVELOPMENT ACT (TDA) AND STATE TRANSIT ASSISTANCE IN THE AMOUNT OF \$7,211,929

RESOLUTION NO. 08-108 N.C. AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT THE REGIONAL MEASURE 2 (RM2) APPLICATION IN THE AMOUNT OF \$3,917,465.

The resolutions were adopted by the following vote:

AYES:	Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, Sunga and Wilson
NOES:	None
ABSENT:	None
ABSTENTION:	Mayor Davis and Councilmember Schivley on Items D & E

7.1 APPROVAL OF A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS, PRELIMINARY APPROVAL OF ENGINEER'S REPORT, DECLARATION OF INTENTION FOR THE LEVY AND COLLECTION OF

ASSESSMENT FOR THE HIDDENBROOKE MAINTENANCE DISTRICT AND
SETTING THE FISCAL YEAR 2008-2009 PUBLIC HEARING FOR JULY 22, 2008

There was discussion among the Council and staff about the concerns raised by Mr. Libien, and the needed timeline in order for the assessments to be submitted in time to be on the property tax bills this year.

Councilmember Schivley expressed concern that any approval given by the Council tonight not preclude more input from Mr. Libien and his organization about the level of the potential assessments.

RESOLUTION NO. 08-100 N.C. offered by Councilmember Schivley initiating proceedings for the levy and collection of assessments, preliminary approval of engineer's report, declaration of intention for the levy and collection of assessment for the Hiddenbrooke Maintenance District and setting the fiscal year 2008-2009 public hearing for July 22, 2008.

The resolution was adopted by the following vote:

AYES:	Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, Sunga, and Wilson
NOES:	None
ABSENT:	None
ABSTENTION:	Mayor Davis

7.2 APPROVAL OF A RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR ABATEMENT AND DEMOLITION ACTIVITIES AT 1001 INDIANA STREET AND 318 STARR AVENUE, VALLEJO AND AWARDDING A CONTRACT TO YELTON CO., INC. OF VACAVILLE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS

Mayor Davis returned to the dais.

Public Works Director Gary Leach responded to Councilmember Schivley's questions about the costs for demolition, noting that the amount could actually be reduced by \$15,000.

Councilmember Sunga asked why a Vallejo company was not chosen for the demolition. Mr. Leach said the project was publicly advertised and the contract awarded through the normal bid process. Councilmember Sunga asked about the demolition company used by Lennar, and Mr. Leach said they did not submit a bid.

Councilmember Sunga asked about the environmental work and whether a local company was considered. Mr. Leach said the normal process for projects under \$25,000 was to get three quotes and choose the lowest one. He did not have information about the other companies. Councilmember Sunga stressed the importance of using local companies as much as possible.

Councilmember Sunga asked if the Solid Waste fund was restricted. Staff explained how the funds were set aside for this project and stated that the balance will be transferred back to the General Fund, as determined by the mid-year budget adjustment by the Council.

In answer to a question of Councilmember Wilson staff provided the breakdown of costs already spent. Councilmember Wilson expressed support for the proposal.

Councilmember Gomes suggested approving the project as originally proposed, and give any amounts left over after the project is complete, rather than risk a cost shortage.

RESOLUTION NO. 08-106 N.C offered by Councilmember Sunga approving plans and specifications for abatement and demolition activities at 1001 Indiana Street and 318 Starr Avenue, Vallejo and awarding a contract to Yelton Co., Inc. of Vacaville in accordance with the approved plans and specifications.

The resolution was adopted by the following vote:

AYES:	Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, Sunga and Wilson
NOES:	None
ABSENT:	None
ABSTENTION:	None

8. PUBLIC HEARINGS

A. CONSIDERATION OF A RESOLUTION CONFIRMING AND LEVYING ASSESSMENTS AGAINST PROPERTIES FOR UNPAID GARBAGE BILLS

Code Enforcement Manager Nimat Shakoor-Grantham presented the staff report.

Councilmember Wilson said he requested a copy of the list of delinquencies, which he did not receive. He did not think he could approve the resolution without seeing the list. Staff stated that the list was available in the City Clerk's office, and explained the difficulty in giving up-to-date, accurate information since the list was constantly changing. Councilmember Wilson said he would be satisfied with authorizing the City Manager to approve the assessments.

City Attorney Fred Soley said it would usually be the Council's responsibility to levy the assessment, with the City Manager having authority to resolve any disputes about the list. There was discussion of possible alternative language for the resolution to satisfy the concerns raised by Councilmember Wilson.

Councilmember Wilson said he could not support the resolution since he was unable to review the list. The City Attorney explained that the language allows for changes in order to correct inaccuracies.

Councilmember Schivley recommended an administrative fee for all delinquent bills. Staff noted that Vallejo garbage service mails the courtesy notices, which does not require staff time or costs. Councilmember Schivley reiterated that the City should try to recoup staff costs through an administrative fee.

Councilmember Sunga asked about notices to rental properties, and staff confirmed the notices are sent to both the owners and the tenants.

Mayor Davis opened the public hearing.

Speakers: Karen Shiesser noted that she had purchased property in January, and there may have been unpaid bills that she doesn't want to be responsible for. Ms. Shakoor-Grantham explained the appeal process for Ms. Shiesser.

Leon Singleton said he did not think City staff should be involved in collecting unpaid bills for the garbage service.

Seeing no further speakers, Mayor Davis closed the public hearing.

RESOLUTION 08-109 N.C. offered by Mayor Davis confirming and levying assessments against properties for unpaid garbage bills. upon confirmation, unless said assessments are paid by July 15, 2008, the City Manager will be authorized and directed to have said assessments placed on the 2008-2009 Solano County property tax rolls for the properties described and/or file appropriate liens for said properties.

The resolution was adopted by the following vote:

AYES: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, and Sunga
NOES: Councilmember Wilson
ABSENT: None
ABSTENTION: None

- B. PUBLIC HEARING REGARDING FISCAL YEAR 2008-2009 ASSESSMENTS AND ADOPTION OF A RESOLUTION ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITH FOURTEEN (14) IMPROVEMENT ACT OF 1911 LANDSCAPE MAINTENANCE DISTRICTS: CIMMARRON HILLS/MADIGAN; COLLEGE HILLS; COSTA DEL RIO (SEAVIEW); SOMERSET HIGHLANDS I/II; GREENMONT/SEAPORT HILLS; MONICA PLACE; RIDGECREST; SOMERSET HIGHLANDS III; SPRINGTREE/FLEMING HILL; SUMMIT II; TOWN AND COUNTRY I; WOODRIDGE; GLEN COVE I/II AND HUNTER RANCH I/II FOR FISCAL YEAR 2008-2009

Councilmember Sunga recused himself due to a conflict of interest and left the dais.

Public Works Director Gary Leach indicated that Maintenance Superintendent John Cerini was present to give a brief report if the Council desired.

Mayor Davis indicated he wanted to hear from the public first. He opened and closed the public hearing with no speakers coming forward.

RESOLUTION 08-110 N.C. offered by Vice Mayor Bartee ordering the levy and collection assessments within the fourteen (14) landscape maintenance districts for fiscal year 2008-2009

AYES: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, and Wilson
NOES: None
ABSENT: None
ABSTENTION: Councilmember Sunga

Councilmember Sunga returned to the dais.

Staff indicated there was some difficulty with the presentation for Item 8C and asked for time to try to resolve it.

Administrative Item 12A was taken out of order.

12. ADMINISTRATIVE ITEMS

A. APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A SCOPE OF WORK AND FINANCIAL PLAN FOR THE PREDATOR MANAGEMENT PROGRAM ON MARE ISLAND

Public Works Director Gary Leach introduced Public Works Superintendent John Cerini, who gave the staff report. Mr. Cerini thanked Councilmember Gomes for initiating the item, and to Animal Services for their assistance. In response to a question from Mayor Davis, Mr. Cerini explained that the money for the program will come from the Mare Island Community Facilities District fund.

Councilmember Gomes thanked those who worked together to develop the program. She asked, and staff confirmed that the method of euthanasia used is a bullet in the head, although Mr. Cerini explained that studies have shown that method is the least stressful to the animal.

Councilmember Hannigan asked why cats are the only animal being trapped, neutered and released, while other predators are being killed. Mr. Cerini explained that the cat feeding stations have been set an adequate distance from the protected areas. Councilmember Gomes added that the other predators have been more harmful to the protected species than the cats have been.

RESOLUTION NO. 08-113 N.C. offered by Vice Mayor Bartee authorizing the City Manager to sign a scope of work and financial plan for the Predator Management Program on Mare Island for the period of July 1, 2008, through June 30, 2009.

The resolution was adopted by the following vote:

AYES:	Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, and Sunga
NOES:	None
ABSENT:	Councilmember Wilson
ABSTENTION:	None

8. C. PUBLIC HEARING AND CONSIDERATION OF A DEVELOPMENT AGREEMENT, AN ACQUISITION AGREEMENT, A RIGHT OF ENTRY AND DEMOLITION AGREEMENT, AND A PUBLIC IMPROVEMENT AGREEMENT WITH TOURO MARE ISLAND, LLC FOR A CANCER TREATMENT AND RESEARCH CENTER PROJECT ON MARE ISLAND.

Councilmember Wilson recused himself from participating in the item.

Assistant City Manager Craig Whittom introduced James Atencio and Iris Yang, Legal Counsel, Economic Development Manager Susan McCue and Project Manager Tom Sinclair. He also noted that Touro representatives would be adding to the presentation as well.

Ms McCue began the presentation summarizing the application, Planning Commission recommendations, economic development benefits, infrastructure improvements, environmental cleanup, and financing of the project. She also reviewed the proposed agreements and next steps in the process.

Mayor Davis asked why the purchase price was only \$1. Mr. Sinclair commented on the significant financial investment that Touro will have to make in order for the project to be

feasible, as well as the economic benefit that the City will realize. Mr. Whittom noted that an appraisal was done that confirmed that conclusion. In response to a further question from Mayor Davis, Mr. Sinclair also discussed the type of property and the additional costs required to make the site developable.

Councilmember Gomes asked what the value of the property will be after the improvements and entitlements are in place. Mr. Sinclair said \$10-\$15 per square foot, about \$8 million. Councilmember Gomes noted that if the infrastructure and entitlements were in place the property would be very expensive, but since the developer is willing to pay for the costly improvements, the price of \$1 was reasonable.

Councilmember Schivley commented on the tremendous engineering costs that will result just from the sinking of the pilings necessary to make the buildings stable. Mr. Sinclair stated the demolition costs were also substantial.

Councilmember Sunga asked about the expected date for transfer of title to the property. Ms. McCue stated that staff has discussed this with the Navy to see what needs to be done to ensure transfer takes place as soon as possible, to prevent as much delays as possible. Mayor Davis expressed confidence that the Navy would be fully cooperative. He also noted that Touro University is a nonprofit but is willing to pay taxes even though they could be exempted.

Vice Mayor Barteo noted that Touro has expressed willingness to take responsibility for the environmental cleanup as well.

Mayor Davis asked for clarification about the cleanup, and Mr. Sinclair said Touro has not committed to the cleanup of the entire site, but negotiations are ongoing with the Navy to ensure that all cleanup needed is done beforehand.

Mayor Davis noted that the Navy has committed to enough cleanup of hazardous materials to allow furnishing of utilities to Parcel A.

Richard Hassell, Touro Senior Vice President, introduced Touro's team. He stated that they had held several community meetings and a public hearing before the Planning Commission.

Bruce Lange, CEO of Touro Mare Island, thanked City staff for their willingness to partner with Touro for the benefit of Vallejo and its citizens. He briefly commented on financial considerations and Touro's commitment to the local economy, as well as the long-term health and technological benefits to the whole world.

Mayor Davis opened the public hearing.

Frieda Dill, Chairman of the Chamber of Commerce, commented on the importance of this project for jobs and economic growth. She urged the Council to support the project.

Buck Kamphausen commented on the benefits from the cancer treatment – and similar treatments in Europe, as well as the worldwide impacts the Touro organization will bring, and the economic benefit to the City.

Verna Mustico thanked Ms. Schivley for the clarification she brought to the issue. She thanked Touro for its willingness to take on such a project and expressed her support. She urged the Council to act quickly.

Dr. Michael Clearfield, Internal Medicine, discussed the basic philosophy of Touro – excellence in education, excellence in research and excellence in service, resulting in health benefits worldwide.

Kathryn Knapp, Dean of the College of Pharmacy at Touro, commented on the community benefits that Touro will bring, as well as research for developing better cancer treatments.

Francisco Da Costa, Director of Environmental Justice Advocacy, discussed the need for a world-class institution such as Touro to have a world-class site, not one subject to contamination, pollution or liquefaction – but one that is holistic and clean, in order to offer the very best.

Marti Brown expressed her overall support for the project, but questioned Attachment A to the DDA Section 4.10 regarding the citizens' ability for referendum, and whether similar provisions were included with the Downtown and Waterfront DDAs. She was concerned whether the City was giving too much latitude to Touro.

Sam Kurshan commented on the extensive research and analysis given to the project, and the great benefit it will bring to the City. Although he agreed with Mr. Da Costa regarding Lennar, he was confident that the property being developed would be carefully and adequately mitigated and environmentally prepared.

Seeing no further speakers, Mayor Davis closed the public hearing.

Iris Yang responded to the questions raised by Ms. Brown, noting that the development agreement was standard based on statutory requirements, with built-in provisions allowing for the public process. She also confirmed that the ordinance approving the development agreement would be subject to citizen referendum, and the provisions cited by Ms. Brown were designed to protect the developer once the agreement has been finalized.

Councilmember Gomes asked, and staff confirmed that the DDAs for the Downtown and the Waterfront had similar provisions as those Ms. Brown was questioning, and that the citizens' right to sue or challenge the law was still protected. Mr. Whitton also explained that the section of the DDA mentioned by Ms. Brown was designed to ensure that the zoning, etc. remains the same throughout the course of the project.

Councilmember Gomes also asked if the City would be protected from a developer creating their own initiative to change the terms of the agreement. Ms. Yang said that would show a lack of good faith and would violate the agreement.

Councilmember Gomes expressed support for the project, but indicated she had many questions that needed to be addressed to ensure that the Council does its due diligence. She asked questions about these issues to which staff and/or Touro representatives responded: benefit assessment agreement as compared to a reimbursement agreement or an infrastructure financing district, infrastructure improvement costs and their impact on future development, the material inducements to enter into the agreement, fee credits and offsets, how to ensure that the project remains revenue-neutral, how to ensure LEEDS platinum is achieved, how to ensure that the maximum use of public and private resources is met, how the Council can ensure that the standards and conditions of the agreement are followed, whether the design will go before the Design Review Board, and concern about rising sea levels from global warming. She concluded by thanking everyone for their patience with her questions. She expressed excitement about the project and the benefit it will bring to the City.

Mayor Davis asked for additional language about the LEEDS standard, with reporting back to the Council if the platinum standard is not achievable. Staff agreed to the change.

Councilmember Hannigan thanked staff for their hard work, and expressed appreciation to Touro for the opportunity to partner with them. She stated that she is especially grateful for the support of union laborers through employment. She encouraged staff to do whatever possible to achieve LEEDS platinum, and to use local resources. She echoed Councilmember Gomes' comments about the need for design review standards.

Mayor Davis expressed concern about approving the construction agreement without sufficient information. Mr. Whittom indicated there are certain standards that have been established by the Specific Plan for the entire island. Mr. Atencio reviewed the normal process through which City staff would evaluate the specifications to ensure that they comply with the Specific Plan and General Plan requirements. Ms. McCue added that the City Engineer met regularly with Touro consultants to ensure that the standards are understood. She noted that detailed infrastructure drawings were provided as part of the unit plan application and have been reviewed by City staff.

Councilmember Schivley thanked staff, the consultants, and Touro for bringing something so positive and beneficial to the City. She noted that her earlier concerns about the infrastructure and Touro's nonprofit status have been adequately addressed.

Councilmember Sunga also thanked staff and Touro for bringing the project to the City. He also echoed Councilmember Hannigan's comments about using local resources and workers. He asked about Lennar's concerns about the design of the streets. Ms. McCue stated that Touro and City staff have been meeting with Lennar-Mare Island to resolve the issues. Councilmember Sunga expressed his support for the project.

Vice Mayor Bartee mentioned a concern of businesses at the south end of the island regarding whether the road would be wide enough to handle wider loads, and Mr. Whittom indicated that provisions have been made for that.

Vice Mayor Bartee also commented on a letter expressing concern about impacts on rail uses on the island. Mr. Kamphausen was called upon to respond to the question and he said that Touro's work would not affect the existing rail tracks.

Vice Mayor Bartee asked whether significant pilings would be required in Phase 1. Mr. Whittom deferred to Touro's representatives, who said that pilings would be used in Phase 1, down to a maximum depth of 80 feet. The soils engineer will work out a piling layout and a geomap that the building will sit on. Vice Mayor Bartee confirmed that the earlier concerns about liquefaction had been addressed.

Vice Mayor Bartee also expressed appreciation for the additional design review provisions. He asked, and Ms. McCue discussed, the site maintenance assessment area and management. Vice Mayor Bartee noted that there has been some interest from the public about recycling materials from the demolition. He was grateful to Touro for the infrastructure improvements, and for the benefits the City will realize from the projects.

Mayor Davis closed the public hearing. He expressed appreciation to Touro for their willingness to give so much to the project. He expressed optimism about the future of the City, beginning with this project.

RESOLUTION 08-111 N.C offered by Councilmember Schivley approving the acquisition agreement, the public improvements construction agreement and the right of entry and demolition agreement, including additional language under Section 3.06.

The resolution was adopted by the following vote:

AYES: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, and Sunga
NOES: None
ABSENT: None
ABSTENTION: Councilmember Wilson

RESOLUTION 08-112 N.C. offered by Councilmember Sunga holding on first reading the ordinance approving the Development Agreement between the City of Vallejo and Touro Mare Island LLC for the Touro Cancer Treatment and Research Center Project.

The resolution was adopted by the following vote:

AYES: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, and Sunga
NOES: None
ABSENT: None
ABSTENTION: Councilmember Wilson

Councilmember Wilson returned to the dais.

RECESS TO JOINT SPECIAL MEETING WITH THE REDEVELOPMENT AGENCY

Mayor Davis asked if the Council would prefer to carry this item forward to a special meeting Thursday night, after taking public testimony.

Councilmembers Wilson and Hannigan said they would rather hear the budget tonight, if possible. Councilmember Sunga expressed concern since it was announced earlier that it might be carried over. He agreed that at least the public should be allowed to speak.

After consultation with staff, it was decided to continue the budget item to the adjourned meeting on June 25, 2008 at 6:30 p.m., after posting appropriate notice.

Mayor Davis opened the public hearing to take public comment.

Sam Kurshan noted that he has come to every meeting since last November; he expressed frustration that he would not be able to attend the meeting the next night. He expressed concern that there would not be sufficient notice for the public.

All others who had submitted speaker cards deferred to the hearing on June 25, 2008. Vice Mayor Bartee and Councilmember Gomes recused themselves from the administrative items due to a conflict of interest.

A motion was made by Vice Mayor Bartee to hear Community Forum before the closing of the Redevelopment Agency meeting. The motion passed by the following vote:

AYES: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes,
Hannigan, Schivley, Sunga, and Wilson
NOES: None
ABSENT: None
ABSTENTION: None

COMMUNITY FORUM

Leon Singleton stated that the County Fairgrounds needs care and indicated his willingness to help.

Jason Keadjin, spokesperson for Lennar-Mare Island, addressed comments made earlier about a project in San Francisco. He reassured the Council that Lennar works hard to comply with environmental regulations, especially in connection with the base closures. He noted that the comprehensive environmental program with Mare Island has delayed the development plans, and he reviewed progress that has been made. He also encouraged the City to contact the San Francisco State Department of Health for more information about the San Francisco issues.

Sam Kurshan asked the City to make a formal response to an ad that was in the Times-Herald on Wednesday, June 18, 2008, condemning the Mayor and criticizing the City Council and union members.

Mayor Davis moved to continue the meeting of the Redevelopment Agency and the remaining items on the City Council agenda to an adjourned meeting, June 25, 2008 at 6:30 p.m.

AYES: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes,
Hannigan, Schivley, Sunga, and Wilson
NOES: None
ABSENT: None
ABSTENTION: None

ADMINISTRATIVE ITEMS (Continued)

D. ADOPTION OF THE CITY OF VALLEJO BUDGET FOR FISCAL YEAR 2008-2009 CITY OF VALLEJO FISCAL YEAR 2008-2009 BUDGET APPROPRIATING FUNDS FOR THE BENICIA VALLEJO HUMANE SOCIETY.

AYES: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan,
Schivley, Sunga, and Wilson
NOES: None
ABSENT: None
ABSTENTION: None

RESOLUTION 08-115 N.C. offered by Vice Mayor Bartee approving the City of Vallejo fiscal year 2008-2009 budget excluding the appropriation to the Benicia Vallejo Humane Society.

AYES: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan,
Schivley, and Sunga

NOES: None
ABSENT: None
ABSTENTION: Councilmember Wilson

10. RECONVENE CITY COUNCIL MEETING
11. POLICY ITEMS – None
12. ADMINISTRATIVE ITEMS
 - A. APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A SCOPE OF WORK AND FINANCIAL PLAN FOR THE PREDATOR MANAGEMENT PROGRAM ON MARE ISLAND

Item heard earlier in the meeting (between items 8B and 8C).

13. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES – None
14. WRITTEN COMMUNICATIONS - None
15. CITY MANAGER'S REPORT - None
16. CITY ATTORNEY'S REPORT – None
17. COMMUNITY FORUM

Item heard under Joint Meeting with Redevelopment Agency.

18. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL - None
19. CLOSED SESSION – None
20. ADJOURNMENT

The meeting adjourned at 10:55 p.m.

OSBY DAVIS, MAYOR

ATTEST:

MARY ELLSWORTH, CITY CLERK

VALLEJO CITY COUNCIL
MINUTES - SPECIAL MEETING
JUNE 25, 2008

A special meeting of the Vallejo City Council was held on the above date to interview candidates for appointment to the Planning Commission. The meeting was called to order at 4:30 p.m. by Mayor Osby Davis.

1. ROLL CALL

Present: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, Sunga and Wilson

Absent: None

Staff: City Clerk Mary Ellsworth

2. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

A. APPOINTMENTS TO PLANNING COMMISSION

Thirty candidates applied for two vacant positions on the Planning Commission. A roll call vote was conducted by Mayor Davis with each member of Council nominating two candidates.

The results of the vote were Wanda Chihak with five votes and Lori Reese-Brown with four votes.

RESOLUTION NO. 08-116 N.C offered by Councilmember Sunga appointing Wanda Chihak and Lori Reese-Brown to the Planning Commission to four year terms ending June 30, 2012.

The resolution was adopted by the following vote:

AYES: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, Sunga and Wilson

NOES: None

ABSENT: None

ABSTAINING: None

3. ADJOURNMENT

The Vallejo City Council adjourned to a joint meeting of a regular City Council and a special meeting of the City of Vallejo Redevelopment Agency continued from the June 24, 2008 meeting.

OSBY DAVIS, MAYOR

ATTEST: _____
MARY ELLSWORTH, CITY CLERK

VALLEJO CITY COUNCIL
MINUTES
JUNE 25, 2008

Mayor Davis called the previously adjourned June 24, 2008 regular meeting of the City of Vallejo City Council meeting back to order on June 25, 2008 at 8:36 p.m.

9. PUBLIC HEARINGS

D.1. ADOPTION OF THE CITY OF VALLEJO BUDGET FOR FISCAL YEAR 2008/2009 AS IT PERTAINS TO THE BENICIA-VALLEJO HUMANE SOCIETY APPROPRIATION

Rob Stout, Finance Manager, presented the fiscal year annual budget for 2008-2009 for the City of Vallejo and summarized the contents of the staff report for the Council. The budget is \$223.1 million for fiscal year 2008/2009 and the General Fund comprises \$78.6 million. The budget of the Benicia-Vallejo Humane Society will be voted on separately from the City of Vallejo budget.

Councilmember Wilson asked to be recused from the Benicia-Vallejo Humane Society budget item due to a conflict of interest. His registered domestic partner works for Benicia-Vallejo Humane Society.

Councilmember Gomes requested staff, in the future, to separate out her conflict on the Redevelopment Agency Budget so that she can participate in the discussion.

RESOLUTION NO. 08-114 N.C offered by Vice Mayor Bartee approving that portion of the City of Vallejo Fiscal Year 2008-2009 Budget appropriating funds for the Benicia-Vallejo Humane Society

The resolution was adopted by the following vote:

AYES:	Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley and Sunga
NOES:	None
ABSENT:	None
ABSTAINING:	Councilmember Wilson

D.2. ADOPTION OF THE CITY OF VALLEJO BUDGET FOR FISCAL YEAR 2008/2009 EXCLUDING THE BENICIA-VALLEJO HUMANE SOCIETY APPROPRIATION

Craig Whittom, Assistant City Manager, stated that despite the discontinuation of a lunch service center in North Vallejo, the Meals on Wheels delivery service of meals will continue. Mr. Whittom further stated that the CDBG budget is included in this budget and includes social service allocations.

Councilmember Schivley asked if this included Vallejo Neighborhood Housing Services and the Community Land Trust.

Mr. Whittom stated that the CDBG funds allocation that he referred to earlier is only for the social service portion which includes allocations to Area Agency on Aging, Catholic Social Services,

Christian Help Center, Fighting Back Partnership, Global Center for Success, Hope Haven Transitional Shelter, House of Acts and Meals on Wheels.

Vice Mayor Bartee asked that either Mr. Stout or Mr. Whittom make a general statement regarding the nature of the pendency plan and how it relates to this budget and tie it back into bringing this matter back in October 2008.

Mr. Stout stated that this budget is consistent in every way with the pendency plan that was presented to the bankruptcy court.

Councilmember Gomes asked if the Meals on Wheels funding was in this budget proposal.

Mr. Whittom stated yes, the allocation of \$30,240.00 is in the budget; however, Council's direction in May was to come back to the Council with a service agreement separately. For the balance of the social service agencies Council has given the authority to execute those agreements and implement them. With the Meals on Wheels program, Council wanted more discussion and will be bringing this back to Council on July 8, 2008.

Councilmember Gomes stated that she wants to make sure that Meals on Wheels continues to provide service in North Vallejo.

Councilmember Wilson expressed concern regarding the Fire Department training budget and the Fire Chief's assertion that there is a need to hire firefighters in July 2008.

Mr. Stout stated that there has been some discussion about hiring firefighters and training but this is an item that will be revisited in October 2008.

Councilmember Sunga asked how the City of Vallejo can legally break the labor contracts.

Mr. Soley stated the outcome of the bankruptcy proceedings will determine whether or not the contracts can be legally broken.

Speakers: Mustafa Abdul-Ghaneer outlined a plan for appropriating funds for the Meals on Wheels program in North Vallejo and praised those who were an integral part of putting this proposal together. Doug Darling addressed the closing of the site of the senior lunch program.

Mayor Davis stated that money has been allocated for a rent set-aside and when this matter comes back to Council, decisions will be made regarding the amount and how those funds are allocated. Council cannot dictate to Meals on Wheels on how they want to deliver the meals. He also stated that Meals on Wheels no longer wanted to serve meals in the facility they were in.

Guy Ricca, Project Manager for CDBG funds and allocations, stated this will be brought to Council on July 8, 2008.

Councilmember Gomes stated that she wants to ensure that Council has the latitude of amending their contributions of funds and how the funds are used for Meals on Wheels.

Mayor Davis stated that if Council wants to allocate less money to Meals on Wheels, the budget would need to be amended. Mayor Davis agreed with Councilmember Gomes that he did not like the thought of leaving it to the discretion of Meals on Wheels.

RESOLUTION NO. 08-115 N.C offered by Vice Mayor Bartee approving the City of Vallejo Fiscal Year 2008-2009 Budget excluding the appropriation to the Benicia-Vallejo Humane Society
The resolution was adopted by the following vote:

AYES: Mayor Davis, Vice Mayor Bartee, Councilmembers Gomes, Hannigan, Schivley, Sunga and Wilson
NOES: None
ABSENT: None
ABSTAINING: None

11. POLICY ITEMS – None

12. ADMINISTRATIVE ITEMS - None

13. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES – None

14. WRITTEN COMMUNICATIONS – None

15. CITY MANAGER'S REPORT

Mr. Joe Tanner, City Manager, reported that the Finance Department has implemented a new and improved Business Licensing System and distributed information, noting that there were a few minor changes.

16. CITY ATTORNEY'S REPORT – None

17. COMMUNITY FORUM

Speakers: Michael Reddeg addressed Touro University's assertion that they would not be seeking non-profit status. He believes there should be some safeguards insuring that Touro does not seek non-profit status in the future. The City of Vallejo needs to make sure that they continue to look for new maritime uses of the existing facilities.

Mayor Davis stated that the Acquisition Agreement specifically requires Touro University to pay the normal tax as part of the development agreement and if they do seek non-profit status in the future they will still be required to pay a fee.

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

Councilmember Sunga reported that he attended the Juneteenth and Community Outreach Program and thanked the organizers for putting on this event. Councilmember Sunga also thanked Councilmembers Wilson and Schivley on behalf of the Filipino Community for attending the appreciation dinner for the Philippine Cultural Committee.

Councilmember Wilson thanked City Manager Tanner for the information on the Business License System and for providing a Business License Hotline for the public. The number is 707-651-7108. Councilmember Wilson also inquired about the status of MAS, the outsource firm that handles the business licenses. He stated that their contract was to come to Council in June for review. Councilmember Wilson would like to see that in July.

Councilmember Schivley referred to a newspaper article from the San Francisco Chronicle on June 21, 2008, stating Levi Strauss is considering a move out of San Francisco and to a new location. Councilmember Schivley asked the City Manager to direct the Economic Development Department to contact Levi Strauss to see if a site in Vallejo would serve their needs.

Councilmember Schivley received a letter from Kirkland Island to the Neighborhood Association on Mare Island which is the second letter received regarding the escalation in rates for Pittsburg Power Company. Island Energy is raising its rates by thirty percent. Councilmember Schivley would like Staff to look into this as well as an allegation that several members of the Pittsburg City Council that approved this are board members of Island Energy.

Mayor Davis reported on Island Energy and stated that the Pittsburg Vice Mayor and a Pittsburg City Council member sit on the Board for Island Energy. The Pittsburg City Council serves as the Board for Pittsburg Power Company. Mayor Davis stated that he is a member of the Island Energy Committee, as well as David Kleinschmidt, City Engineer and Craig Whittom, Assistant City Manager/Community Development. Hearings have been conducted regarding the electric and gas charges. At these hearings Pittsburg Power Company and Island Energy were asked to make their rates consistent with PG & E rates. Lennar has also been monitoring the situation and advises staff when they think something is wrong. Mayor Davis will be visiting with the residents of Mare Island to address this issue.

Councilmember Schivley reported that she received a letter from Diane Righter expressing appreciation and gratitude to the traffic engineers who designed the improvements to the Admiral Callaghan Road/Redwood Street exit. Lastly, Councilmember Schivley received a letter stating that the microphone at the podium is nearly inaudible.

19. CLOSED SESSION – None

20. ADJOURNMENT

The meeting adjourned at 10:55 p.m.

OSBY DAVIS, MAYOR

ATTEST:

MARY ELLSWORTH, CITY CLERK



COUNCIL COMMUNICATION

Date: November 18, 2008

TO: Honorable Mayor and Members of the City Council

FROM: Craig Whittom, Assistant City Manager/Community Development *(CW)*
Bob Adams, Development Services Director *BA*
Don Hazen, Planning Manager *DH*

SUBJECT: Approval of a resolution holding on first reading an ordinance amending the Downtown Vallejo Specific Plan to modify the land use regulations within the Georgia Street Corridor, modifying the land use entitlement process for certain specified uses, and repealing the temporary land use regulations adopted in Ordinance No. 1591 and Resolution No. 07-155.

BACKGROUND AND DISCUSSION:

On September 20, 2005, the City Council approved Ordinance No. 1553 N.C. (2d) and Resolution No. 05-321, which rezoned properties in the downtown to Mixed-Use Planned Development, and established the Downtown Vallejo Specific Plan as the Planned Development Master Plan for Downtown.

On June 12, 2007, the City Council approved Ordinance No. 1591 and Resolution No. 07-155, amending the Specific Plan to create temporary land use regulations for the Georgia Street Corridor. The intent was to temporarily create a broader range of non-retail uses on the ground floor until 2015 to help reduce the vacancy rate and stimulate economic development.

On July 22, 2008, staff reported to the City Council that only one application for a temporary use had been received during the past year (an indoor children's recreational facility); that the vacancy rate had risen; and staff had continued to receive numerous inquiries from potential tenants proposing uses that were not permitted.

In September 2008, the City Council prioritized another Specific Plan amendment which would provide greater land use flexibility for the ground floors of Georgia Street, and requested that the amendment be presented for action by November.

On October 9, 2008, staff held a public meeting to solicit input on the Specific Plan. Notices were mailed to all property owners and business associations in the Downtown Specific Plan area. Nine people attended the meeting and the bulk of the discussion focused on the Georgia Street Corridor. Staff concluded that the current Specific Plan and its vision were

generally viewed as being adequate in all other respects by those present at the meeting.

On October 21, 2008, the City Council passed a Resolution of Intention to amend the Downtown Specific Plan and requested that the Planning Commission forward their recommendation to them for action by November 18th.

On November 3, 2008, the Planning Commission reviewed the proposed amendment, but was unable to take action because two members had to recuse themselves; one had an excused absence; and there were not the required four members available to vote on the item in accordance with their Rules of Order and Procedure. Consequently, the item was rescheduled to the November 17th meeting and the action of the Planning Commission will be summarized as part of staff's presentation to the Council on November 18th.

Amendment Summary

The proposed amendments are intended to achieve the following objectives:

- Provide a broader range of land uses for the ground floors of Georgia Street without compromising the Plan's intent for Georgia Street to be the primary retail corridor.
- Simplify the entitlement process by eliminating unnecessary layers of review for non-controversial uses.
- Repeal the temporary land uses regulation to provide greater certainty and allow longer amortization periods for building investments.

Most of the recommended amendments to the Georgia Street Corridor were suggested by the "Georgia Street Corridor Task Force", which is a consortium of various Downtown stakeholders. The amendment proposes to generally permit the same type of land uses that are permitted for the Central Downtown District #2 (i.e. Virginia, York, Maine, Sacramento Street corridors). Staff also recommends more land use flexibility for personal service uses (i.e. beauty salons, barbers, etc.) along Georgia Street, east of Sonoma Blvd. Staff does not believe that the Downtown "vision" will be adversely affected by the proposed amendments to the land use regulations.

It was hoped that more areas of the Specific Plan could be identified for improvements in streamlining the entitlement process. However, the Plan appears to be well structured and left little in the way of improvement. The amendment proposes to allow "Live-work" uses to be "Permitted" instead of requiring a conditional use permit; and allowing "Food and beverage retail sales, greater than 11,000 square feet" to be permitted with a Minor use permit instead of a Major use permit.

The amendment will repeal the temporary land use regulations that were adopted in 2007. Staff believes that the Specific Plan requires a degree of stability and greater certainty in order to promote investment in the Downtown. Requiring tenants to vacate their space in

2015 was also an issue of concern for some City Council members when the regulations were passed, and repealing the temporary regulations will allow tenants to potentially amortize their investments over a longer period of time.

Consistency with General Plan and Downtown Specific Plan

The Downtown Specific Plan was found to be consistent with the General Plan when it was approved by the City Council in 2005. The proposed amendment to the Downtown Specific Plan to provide a broader range of permitted land uses on the ground floor of Georgia Street and to simplify the entitlement process for some uses is consistent with the Downtown Vallejo Specific Plan goals and policies which include:

- "Identifying appropriate interim uses in retail spaces until such time as there is a market for retail uses, and prohibiting boarded up storefronts even during transition periods" (Goal 4.2 and Policy 4.2.2)
- "Encouraging flexibility in land use regulations to promote as much development and redevelopment with a mix of uses, by not having separated land uses identified on a land use map" (Goal 4.2 and Policy 4.2.2)

FISCAL IMPACT

The Specific Plan amendment will provide a broader range of permitted land uses which should help reduce the vacancy rate, and serve to increase property values and sales tax revenue over time.

RECOMMENDATION

Staff recommends that the City Council approve the proposed amendments to the Master Plan/Downtown Specific Plan with the findings outlined in the attached ordinance and resolution. The Planning Commission is scheduled to review this proposal and forward a recommendation on November 17, 2008.

ALTERNATIVES CONSIDERED

No changes to the Plan would result in stricter land use policies for the ground floor of Georgia Street, and temporary regulations which would be effective until 2015. This alternative has contributed to increased vacancies and loss of revenue to building owners. The proposed amendment will potentially enable Georgia Street to achieve greater market competitiveness with the other corridors in Downtown.

ENVIRONMENTAL REVIEW

This amendment is categorically exempt pursuant to CEQA Guidelines Section 15301. The amendment to the Downtown Specific Plan and the Downtown Master Plan involves

permitting a negligible or no expansion of the uses beyond those existing or analyzed at the time of the City's consideration and determination on the Downtown Vallejo Specific Plan Environmental Impact Report.

PROPOSED ACTION

Approval of a resolution holding on first reading an ordinance amending the Downtown Vallejo Specific Plan to modify the land use regulations within the Georgia Street Corridor, modifying the land use entitlement process for certain specified uses, and repealing the temporary land use regulations adopted in Ordinance No. 1591 and Resolution No. 07-155.

AREA OF FOCUS

2d - Develop plan to modify zoning for expanded uses of first floor space in the Downtown Specific Plan area.

DOCUMENTS ATTACHED

- Attachment A. Resolution holding on First Reading an Ordinance amending the Downtown Vallejo Specific Plan to modify the land use regulations within the Georgia Street Corridor, modifying the land use entitlement process for certain specified uses, and repealing the temporary land use regulations in Ordinance No. 1591 and Resolution No. 07-155.
- Attachment B. Ordinance amending the Downtown Specific Plan/Master Plan Land Use Regulations (Ordinance No. 1591) and Repealing Resolution No. 07-155.
- Attachment C. Redline version of Downtown Specific Plan text amendments
- Attachment D. Agenda packet to Planning Commission, November 3 and 17, 2008.

CONTACT:

Don Hazen, Planning Manager
(707) 648-4328 or dhazen@ci.vallejo.ca.us

K:/Public/AI/PL/Downtown/CC Downtown report SPA111808

RESOLUTION NO _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO HOLDING ON FIRST READING AN ORDINANCE AMENDING THE DOWNTOWN VALLEJO SPECIFIC PLAN TO MODIFY THE LAND USE REGULATIONS WITHIN THE GEORGIA STREET CORRIDOR, MODIFYING THE LAND USE ENTITLEMENT PROCESS FOR CERTAIN SPECIFIED USES, AND REPEALING THE TEMPORARY LAND USE REGULATIONS IN ORDINANCE NO. 1591 AND RESOLUTION NO. 07-155

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

WHEREAS, the Downtown Vallejo Specific Plan was adopted by the Vallejo City Council on September 20, 2005 as the Master Plan for the Downtown Area, with the stated vision that “Downtown will become the focus of community pride as the revitalized “heart” of Vallejo; and

WHEREAS, the Downtown Specific Plan Land Use Goal 4.2c strives to enrich the mix of Downtown uses by “identifying appropriate interim uses in retail spaces until such time as there is a market for retail uses and prohibiting boarded up storefronts even during transition periods”; and

WHEREAS, it is necessary to allow a broader range of land uses on the ground floors of buildings along the Georgia Street Corridor as depicted on page 4.8 of the Downtown Vallejo Specific Plan, in order to provide a transition of land uses until the retail market improves; and

WHEREAS, it is beneficial to the overall economic development of Downtown to simplify the entitlement process for certain specified uses and eliminate the uncertainty associated with temporary land use regulations; and

WHEREAS, allowing a broader range of land uses, a simplified entitlement process, and eliminating the uncertainty associated with temporary land use regulations would be consistent with the Downtown Vallejo Specific Plan, and the City of Vallejo General Plan; and

WHEREAS, the amendments are categorically exempt pursuant to CEQA Guidelines 15301. The amendment to the Downtown Specific Plan involves permitting a negligible or no expansion of the use beyond those existing at the time of the City’s consideration and determination on the Downtown Vallejo Specific Plan Environmental Impact Report.

NOW THEREFORE BE IT RESOLVED, that the City Council hereby (1) repeals Resolution No. 07-155; and (2) approves the amendments to the Vallejo Downtown Specific Plan as described in Attachment A and incorporated as text into said Specific Plan.

ADOPTED by the City Council of the City of Vallejo at a regular meeting held on November 18, 2008 with the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

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8. Land Use Regulations

General Land Use Provisions

The Downtown Vallejo Specific Plan regulates land uses by District. Table 8.1 presents each District and a list of land use classifications. This table identifies which land uses are permitted or prohibited within each District. In administering this table, the following items must be considered:

- The table relies on the land use classification system adopted in Vallejo Municipal Code (VMC) Chapter 16.06 (Zoning Ordinance). Most of the land uses listed in Table 8.1 are described and defined in VMC Chapter 16.06. Therefore, where applicable, it is appropriate to refer to VMC Chapter 16.06 when providing land use interpretations. Some of the land use classifications provided in VMC Chapter 16.06 are not included in Table 8.1. Land use classifications that are not included in Table 8.1 are not permitted in the Downtown Vallejo Specific Plan area. However, when an ambiguity or dispute arises over a proposed land use, the Director of Development Services shall have the authority to render an interpretation and decision, consistent with the provisions of VMC Chapter 16.02 (Zoning – General Provisions)
- Some of the land uses listed in Table 8.1 are not identified or defined in VMC Chapter 16.06. Refer to legend symbol (2) for these land uses. A definition for these land uses is provided in this chapter (see p.8.9), which is to be used in providing land use interpretations
- Permitted land uses (P) are allowed by right, subject to the securing of a business license, when needed, however some classifications within a broader land use category may be prohibited by the special regulations and limitations provided for in Table 8.2
- Conditional land uses are subject to a Conditional Use Permit. A Minor Use Permit (MNUP) normally is processed and acted on at an administrative level, and a Major Use Permit (MJUP) requires review and action by the Vallejo Planning Commission. Temporary uses are subject to an Administrative Permit (AP). Refer to VMC Chapters 16.82 (Conditional Use Permit) and 16.96 (Administrative Permit) for application and processing procedures
- In the event this chapter of the Specific Plan does not address or provide provisions for a specific land use, then the provisions of the VMC Chapter 16 (Zoning) that are most applicable to the specific land use shall apply
- A land use that exists at the time of the adoption of this Specific Plan that is not consistent or is in conflict with the provisions of this section shall be permitted to continue as a legal, nonconforming use. The land use is permitted to continue, but may not be expanded or intensified. Any modifications or changes to a legal, nonconforming land use shall conform to the provisions of VMC Chapter 16.78 (Nonconforming Use Regulations).

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia Street Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown

Residential Use Types					
Assisted living (2)	--	--	--	MJUP(H)	MJUP*
Continuing care retirement community (2)	--	--	--	MJUP(H)	MJUP*
Group residential	MNUP (A,F,H)	MNUP (A,F,H)	--	MNUP (F,H)	MNUP(F)*
Guest residential	--	--	--	P (H)	--
Independent/congregate living(2)	P(A,H)	P(A,H)	--	P (H)	P*
Live-work (2)	P	P	--	P	MNUP*
Mobile home residential	--	--	--	--	--
Multi-family residential (2)	P(A,H)	P(A,H)	--	P (H)	P
Single-family residential (2)	--	--	--	P (H)	--
Single resident occupancy (2)	MJUP (A,F,H)	MJUP (A,F,H)	--	--	--
Two-family residential (2)	--	--	--	P (H)	--
Commercial Use Types					
Administrative & professional services	P	P	--	P	p*
Animal sales & service- Retail sales, grooming & Veterinary (small animals)	P(I)	P(I)	--	MNUP(I)	MNUP*
Automotive & equipment	P(G)	P(G)	--	MJUP(G)	--
Building maintenance services	--	--	--	MNUP	--
Business equipment sales & services	P	P	--	--	p*
Business support services	P	P	--	P	p*
Communication services	P	P	P	P	p*
Construction sales and services	P(O)	--	--	MJUP	--

LEGEND	
P	= Permitted
AP	= Administrative Permit
MJUP	= Major Use Permit Required
MNUP	= Minor Use Permit Required
--	= Use not permitted
(1)	= Use defined in Vallejo Zoning Ordinance, Vallejo Code Chapter 16.06, unless as otherwise noted
(2)	= Use defined in Specific Plan
(A-K)	= See special land use regulations
*	= Land uses permitted only when a Master Plan has been approved for redevelopment of entire District 5.

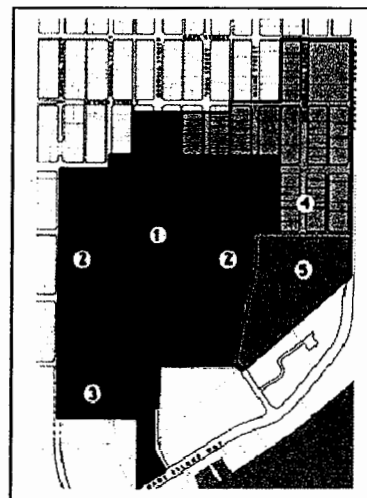


Table 8.1: Permitted and Conditional Land Uses

Key Map

8. Land Use Regulations

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia St Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown
Convenience sales and personal services (e.g., drug stores and convenience markets less than 5,000 square feet in size)	P (B,C,I)	P (B,C,I)	--	P (B,C,I)	P* (B,C,I)
Eating and drinking Establishments Fast food/take-out (2)	P (B,C,D) MNUP (B,C,D,K)	P (B,C,D) MNUP (B,C,D,K)	P (B,C,D) MNUP (B,C,D,K)	P (B,C,D) MNUP (B,C,D,K)	P* (B,C,D) MNUP (B,C,D,K)
Financial, insurance and real estate services	P(B)	P(B)	--	P (B)	MNUP(B)*
Food and beverage retail sales 11,000 square feet and under Greater than 11,000 square feet Fast food/take-out (2)	P(B,C,I) MNUP (C,C,I) MNUP (B,C,I,J,K)	P(B,C,I) MNUP (C,C,I) MNUP (B,C,I,J,K)	MNUP (B,C)	MNUP (B,C,I) MJUP (B,C,I) MNUP (B,C,I,J,K)	P* (B,C,I) MJUP* (B,C,I) MNUP* (B,C,I,K)
Funeral and interment services Cremating Interring Undertaking	-- -- --	-- -- --	-- -- --	-- MJUP MJUP	-- -- --
Gasoline (fueling) sales	--	--	--	MJUP(C,I)	--
Laundry services	MNUP	MNUP	--	MNUP	MNUP*
Medical offices	P(L)	P(A)	--	P	P*
Medical services	P(L)	P(A)	--	P	P*
Parking facilities (2)	MNUP or MJUP(R)	MJUP(A)	MJUP	MJUP	MJUP*
Participant sports and recreation Indoor (E.G., includes health and fitness clubs) Outdoor Bingo	P or MNUP (C,Q) -- MNUP(C)	MNUP(C) -- MNUP(A,C)	MNUP (c) -- MNUP(c)	MNUP (c) -- MNUP(c)	MNUP(C)* -- --
Personal services, general	P or MNUP (E,M,N)	P(E)	--	P(E)	P(E)*
Personal services, functional community training for developmentally disabled	MNUP(A)	MNUP(A)	--	MNUP	MNUP*

LEGEND	
P	= Permitted
AP	= Administrative Permit
MJUP	= Major Use Permit Required
MNUP	= Minor Use Permit Required
--	= Use not permitted
(1)	= Use defined in Vallejo Zoning Ordinance, Vallejo Code Chapter 16.06, unless as otherwise noted
(2)	= Use defined in Specific Plan
(A-K)	= See special land use regulations
*	= Land uses permitted only when a Master Plan has been approved for redevelopment of entire District 5.

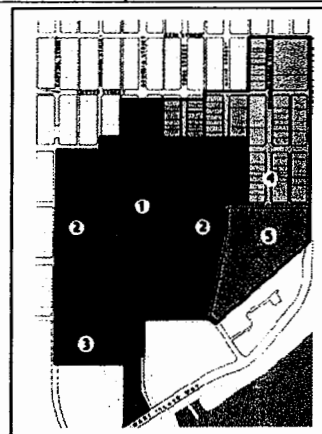
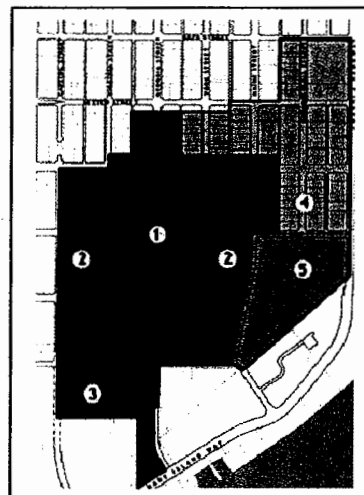


Table 8.1: Permitted and Conditional Land Uses: continued

Key Map

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia Street Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown
Repair services, consumer	P	P	--	P	P*
Research services	--	--	--	MJUP	--
Retail sales General	P (B,C,E,I,J)	P (B,C,E,I,J)	--	P (B,C,E,I,J)	P* (B,C,E,I)
Swap meets	--	--	--	--	--
Adult Uses	--	MJUP(E)	--	MJUP(E)	--
Spectator sports and entertainment (e.g., includes theaters, cabarets, performing art studios, galleries)					
Limited	MNUP(c)	MNUP(c)	MNUP(c)	MNUP(c)	MNUP(c)*
General	MNUP(C)	MNUP(C)	MNUP(C)	MNUP(C)	MNUP(C)*
Adult uses	--	MJUP(C,E)	--	MJUP(C,E)	--
Transient habitation Lodging (e.g., hotel, motel)	P(A,C,D)	P(A,C,D)	--	P(C,D)	P(C,D)*
Bed & breakfast	P(A,C,D)	P(A,C,D)	--	P(C,D)	P(C,D)*
Wholesaling, storage & distribution					
Light	--	--	--	MJUP	--
Heavy	--	--	--	--	--
Industrial Use Types					
Custom manufacturing (e.g., includes bakeries)	MNUP	MNUP	--	MNUP	--
General industrial	--	--	--	--	--
Packing and processing	--	--	--	--	--
Civic Use Types					
Administrative services	P(P)	P	P	P	P*
Ambulance services	--	--	--	MJUP	--
Clinic services	--	P(A)	--	P	P*

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*	= Land uses permitted only when a Master Plan has been approved for redevelopment of entire District 5.



Key Map

Table 8.1: Permitted and Conditional Land Uses

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia Street Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown

Community education					
Day care center	--	--	--	MNUP	MNUP*
Elementary, middle, high School	--	--	--	--	--
College/university	MNUP	P(A)	p	P	P*
Community recreation	MJUP	MJUP	MJUP	MJUP	MJUP*
Cultural exhibits & library services	P(C,D)	P(C,D)	P(C,D)	P(C,D)	P(C,D)*
Essential services	P	P	P	P	P
Group care	--	--	--	MJUP	MJUP*
Major impact health care services	--	--	--	MJUP	MJUP*
Major impact services & utilities	--	--	--	--	--
Parking services	MNUP or MJUP(R)	MJUP(A)	MJUP	MJUP	MJUP*
Public park & open space (2)	P	P	P(J)	P	P
Postal services	P	P	P	P	P*
Religious assembly	--	--	--	MJUP	MJUP*
Telecommunication facility	MNUP(A)	MNUP(A)	MNUP	MNUP	MNUP
Accessory and Temporary Use Types					
Accessory uses	P/AP	P/AP	P/AP	P/AP	P/AP
See VMC Section 16.58.040	Per VMC	Per VMC	Per VMC	Per VMC	Per VMC
For list of accessory uses	Section 16.58.040	Section 16.58.040	Section 16.58.040	Section 16.58.040	Section 16.58.040
Home occupations	AP	AP	AP	AP	AP
See VMC Chapter 16.60 for Standards and limitations	Per VMC Section 16.60.020	Per VMC Section 16.60.020	Per VMC Section 16.60.020	Per VMC Section 16.60.020	Per VMC Section 16.60.020

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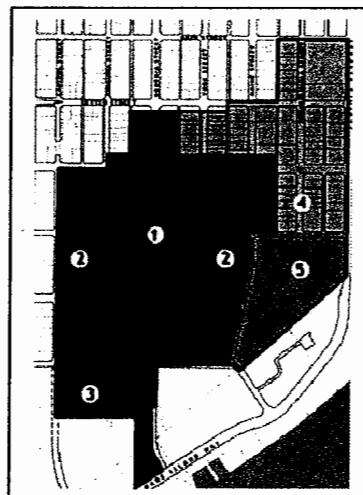


Table 8.1: Permitted and Conditional Land Uses

Key Map

8. Land Use Regulations

	Land Use or Use Condition	Conditions, Limitations or Prohibitions
G	Automotive and equipment	Limited to automotive and equipment sales and display only in District 1 and District 2. Limited to automotive and equipment sales, display, cleaning, repair (light equipment), rental (light equipment) and service only in District 4.
H	Residential use types	These use classifications are prohibited on the street or ground floor level in the Sonoma Boulevard Overlay District.
I	Outdoor display (2)	Permitted with an Administrative Permit in District 1 (Georgia Street Corridor), District 2 (Central Downtown) and District 4 (Outer Downtown) subject to the regulations set forth in VMC Chapter 16.77
J	Outdoor street vending (2)	Permitted in District 1 (Georgia Street Core), District 2 (Central Downtown), District 3 (Civic Center) and District 4 (Outer Downtown) subject to the following: <ul style="list-style-type: none"> • Approval of an Administrative Permit (AP). • Approval of an Encroachment Permit if conducted within the public right-of-way. • Securing a general liability insurance policy naming the City as additional insured if conducted within the public right-of-way. Subject to Development Standards in Section 9 of the Specific Plan.
K	Fast food/take-out (2)	Permitted with a Minor Use Permit (MNUP). Subject to Development Standards in Section 9 of the Specific Plan.
L	Medical offices and Medical services, if the primary purpose is to treat and/or counsel patients in the fields of drug abuse, alcohol abuse, sexual abuse, spousal abuse, and/or anger management	These classifications are prohibited in District 1 (Georgia Street Corridor)
M	Personal services, general, if the use consists primarily of any of the following or a combination thereof: (i) Barber shops; (ii) Bath (steam, Turkish or other); (iii) Beauty shops; (iv) Dating services; (v) Escort services; (vi) Massage parlor; or (vii) Shoeshine stands.	These classifications are prohibited in District 1 (Georgia Street Corridor), except for those buildings east of Sonoma Blvd.
N	Personal services, general, if the use consists primarily of any of the following or a combination thereof: (i) Schools; (ii) Service organizations; or (iii) Tattoo parlors.	These uses require a Minor Use Permit in District 1 (Georgia Street Corridor).

Table 8.2: Special Land Use Regulations: continued

8. Land Use Regulations

	Land Use or Use Condition	Conditions, Limitations or Prohibitions
O	Construction sales and services.	The following uses are allowed in District 1 (Georgia Street Corridor): (i) Building maintenance materials sales; (ii) Building materials sales; (iii) Burglar alarm system services and sales; (iv) Electrical supplies sales; (v) Firefighting equipment and supplies sales; (vi) Fixture sales; (vii) Glass sales; (viii) Hardware sales; (x) Heating equipment sales; (xi) Janitorial supplies sales; (Xii) Lumber (specifically species, hobby) sales; (Xiii) Ornamental iron sales; (xiv) Paint sales; (XV) Plumbing equipment sales; (xvi) Swimming pool equipment and supplies service and sales; and (xvii) Tool sales. ("Sales" shall refer to retail and/or wholesale sales.) All other uses under the Construction Sales and Services classification are prohibited in District 1.
P	Administrative services if the primary purpose is a welfare office.	This use is prohibited in District 1 (Georgia Street Corridor)
Q	Participant sports and recreation, Indoor, if the use consists primarily of any of the following or a combination thereof: (i) Body building; (II) Clubs, athletic; (iii) Gymnastics/aerobic studios; and (iv) Health clubs and spas.	These uses are permitted in District 1 (Georgia Street Corridor). (All other uses under the Participant sports and recreation, Indoor, classification require a Minor Use Permit in District 1).
R	"Parking facilities" and "Parking services," if privately owned.	These uses require a Minor Use Permit. (Kf publically owned, a Major Use Permit is required.)

Table 8.2: Special Land Use Regulation: continued

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO, AMENDING
THE DOWNTOWN SPECIFIC PLAN/MASTER PLAN LAND USE REGULATIONS
(ORDINANCE NO. 1591) AND REPEALING RESOLUTION NO. 07-155**

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. On September 20, 2005, Ordinance No. 1553 N.C. (2d) was approved and established the Downtown Vallejo Specific Plan and accompanying Downtown Vallejo Design Guidelines as the Master Plan for the downtown.
- B. On September 20, 2005, the City Council certified the Draft Downtown Vallejo Specific Plan and Virginia Street Development Final Environmental Impact Report, dated August 2005 and approved the Mitigation Monitoring and Reporting Program, dated August 2005.
- C. On September 20, 2005, Resolution No. 05-321 was approved by the City Council, approving the Downtown Vallejo Specific Plan and accompanying Downtown Vallejo Design Guidelines and finding that such documents were consistent with the City's General Plan.
- D. On June 12, 2007, the City Council adopted revisions to Ordinance No. 1553 N.C. (2d) and passed Ordinance No. 1591 N.C. (2d) approving temporary land use regulations for the ground floors of buildings along the downtown Georgia Street Corridor.
- E. On October 21, 2008, a Resolution of Intent was approved by the City Council, finding that it was necessary to permanently allow a broader range of land uses along the Georgia Street Corridor, to simplify the land use entitlement process for certain uses, and to repeal the temporary land use regulations in favor of permanent regulations, and directing staff to prepare an amended Downtown Vallejo Specific Plan and expressing its intent to revise Ordinance No. 1553 N.C. (2d).
- F. On November 3, 2008, the Planning Commission conducted a duly noticed public hearing on the proposed amendment of the Downtown Specific Plan to incorporate a broader range of permitted land uses for the Georgia Street Corridor, simplified entitlement processes for certain specified uses, and repealing the temporary land use regulations for the downtown Georgia Street Corridor, and after considering all verbal and written testimony, passed a resolution recommending approval.

- G. On November 18, 2008, the City Council conducted a duly noticed public hearing on the proposed amendments to the Downtown Vallejo Specific Plan and considered all verbal and written testimony on record.
- H. The amendments to the land use regulations of the Downtown Vallejo Specific Plan is consistent with the City General Plan and the Downtown Vallejo Specific Plan Land Use Goal 4.2c, which “strives to enrich the mix of Downtown uses by “identifying appropriate interim uses in retail spaces until such time there is a market for retail uses and prohibiting boarded up storefronts even during transition periods.
- I. The proposed amendments are categorically exempt from the requirements of CEQA per section 15301 of Title 14 of the California Code of Regulations as it involves permitting a negligible or no expansion of the uses beyond those existing at the time of the City’s consideration and determination on the Downtown Vallejo Specific Plan.

SECTION 2. Approval of amendments providing a broader range of permitted land uses for the Georgia Street Corridor, simplifying the entitlement process for certain specified land uses, and repealing the temporary land use regulations to serve as a part of the Downtown Master Plan.

Based on the findings herein above, the City Council hereby approves the amendments to the Downtown Master Plan and Specific Plan as described in Resolution No. 08-

SECTION 3. Effective Date.

The effective date of this 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 November, 2008 and finally passed and adopted at a regular meeting of the Council held the _____ day of December 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

K/Public/AI/PL/DowntownSPAII/SPAIIICordinance.doc

8. Land Use Regulations

General Land Use Provisions

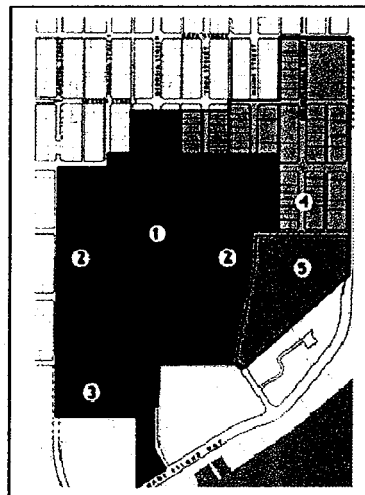
The Downtown Vallejo Specific Plan regulates land uses by District. Table 8.1 presents each District and a list of land use classifications. This table identifies which land uses are permitted or prohibited within each District. In administering this table, the following items must be considered:

- The table relies on the land use classification system adopted in Vallejo Municipal Code (VMC) Chapter 16.06 (Zoning Ordinance). Most of the land uses listed in Table 8.1 are described and defined in VMC Chapter 16.06. Therefore, where applicable, it is appropriate to refer to VMC Chapter 16.06 when providing land use interpretations. Some of the land use classifications provided in VMC Chapter 16.06 are not included in Table 8.1. Land use classifications that are not included in Table 8.1 are not permitted in the Downtown Vallejo Specific Plan area. However, when an ambiguity or dispute arises over a proposed land use, the Director of Development Services shall have the authority to render an interpretation and decision, consistent with the provisions of VMC Chapter 16.02 (Zoning – General Provisions)
- Some of the land uses listed in Table 8.1 are not identified or defined in VMC Chapter 16.06. Refer to legend symbol (2) for these land uses. A definition for these land uses is provided in this chapter (see p.8.9), which is to be used in providing land use interpretations
- Permitted land uses (P) are allowed by right, subject to the securing of a business license, when needed, however some classifications within a broader land use category may be prohibited by the special regulations and limitations provided for in Table 8.2
- Conditional land uses are subject to a Conditional Use Permit. A Minor Use Permit (MNUP) normally is processed and acted on at an administrative level, and a Major Use Permit (MJUP) requires review and action by the Vallejo Planning Commission. Temporary uses are subject to an Administrative Permit (AP). Refer to VMC Chapters 16.82 (Conditional Use Permit) and 16.96 (Administrative Permit) for application and processing procedures
- In the event this chapter of the Specific Plan does not address or provide provisions for a specific land use, then the provisions of the VMC Chapter 16 (Zoning) that are most applicable to the specific land use shall apply
- A land use that exists at the time of the adoption of this Specific Plan that is not consistent or is in conflict with the provisions of this section shall be permitted to continue as a legal, nonconforming use. The land use is permitted to continue, but may not be expanded or intensified. Any modifications or changes to a legal, nonconforming land use shall conform to the provisions of VMC Chapter 16.78 (Nonconforming Use Regulations).

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia Street Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown

Residential Use Types					
Assisted living (2)	--	--	--	MJUP(H)	MJUP*
Continuing care retirement community (2)	--	--	--	MJUP(H)	MJUP*
Group residential	MNUP (A,F,H)	MNUP (A,F,H)	--	MNUP (F,H)	MNUP(F)*
Guest residential	--	--	--	P (H)	--
Independent/congregate living(2)	P(A,H)	P(A,H)	--	P (H)	P*
Live-work (2)	MNUPP	MNUPP	--	MNUPP	MNUP*
Mobile home residential	--	--	--	--	--
Multi-family residential (2)	P(A,H)	P(A,H)	--	P (H)	P
Single-family residential (2)	--	--	--	P (H)	--
Single resident occupancy (2)	MJUP (A,F,H)	MJUP (A,F,H)	--	--	--
Two-family residential (2)	--	--	--	P (H)	--
Commercial Use Types					
Administrative & professional services	P	P	--	P	P*
Animal sales & service- Retail sales, grooming & Veterinary (small animals)	P(I)	P(I)	--	MNUP(I)	MNUP*
Automotive & equipment	P(G)	P(G)	--	MJUP(G)	--
Building maintenance services	--	--	--	MNUP	--
Business equipment sales & services	P	P	--	--	P*
Business support services	P	P	--	P	P*
Communication services	P	P	P	P	P*
Construction sales and services	P(O)	--	--	MJUP	--

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(A-K)	= See special land use regulations
*	= Land uses permitted only when a Master Plan has been approved for redevelopment of entire District 5.



Key Map

Table 8.1: Permitted and Conditional Land Uses

8. Land Use Regulations

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia St Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown
Convenience sales and personal services (e.g., drug stores and convenience markets less than 5,000 square feet in size)	P (B,C,I)	P (B,C,I)	--	P (B,C,I)	P* (B,C,I)
Eating and drinking Establishments Fast food/take-out (2)	P (B,C,D) MNUP (B,C,D,K)	P (B,C,D) MNUP (B,C,D,K)	P (B,C,D) MNUP (B,C,D,K)	P (B,C,D) MNUP (B,C,D,K)	P* (B,C,D) MNUP (B,C,D,K)
Financial, insurance and real estate services	P(B)	P(B)	--	P (B)	MNUP(B)*
Food and beverage retail sales 11,000 square feet and under Greater than 11,000 square feet Fast food/take-out (2)	P(B,C,I) MJUP MNUP (C,C,I) MNUP (B,C,I,J,K)	P(B,C,I) MJUPMNUP (C,C,I) MNUP (B,C,I,J,K)	MNUP (B,C)	MNUP (B,C,I) MJUP (B,C,I) MNUP (B,C,I,J,K)	P* (B,C,I) MJUP* (B,C,I) MNUP* (B,C,I,K)
Funeral and interment services Cremating Interring Undertaking	-- -- --	-- -- --	-- -- --	-- MJUP MJUP	-- -- --
Gasoline (fueling) sales	--	--	--	MJUP(C,I)	--
Laundry services	MNUP	MNUP	--	MNUP	MNUP*
Medical offices	P(L)	P(A)	--	P	P*
Medical services	P(L)	P(A)	--	P	P*
Parking facilities (2)	MNUP or MJUP(R)	MJUP(A)	MJUP	MJUP	MJUP*
Participant sports and recreation Indoor (E.G., includes health and fitness clubs) Outdoor Bingo	P or MNUP (C,Q) -- MNUP(C)	MNUP(C) -- MNUP(A,C)	MNUP (c) -- MNUP(c)	MNUP (c) -- MNUP(c)	MNUP(C)* -- --
Personal services, general	P or MNUP (E,M,N)	P(E)	--	P(E)	P(E)*
Personal services, functional community training for developmentally disabled	MNUP(A)	MNUP(A)	--	MNUP	MNUP*

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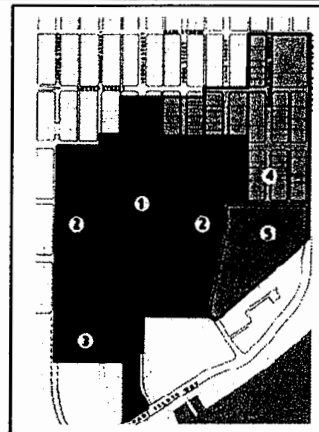


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LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia Street Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown
Repair services, consumer	P	P	--	P	p*
Research services	--	--	--	MJUP	--
Retail sales					
General	P (B,C,E,I,J)	P (B,C,E,I,J)	--	P (B,C,E,I,J)	p* (B,C,E,I)
Swap meets	--	--	--	--	--
Adult Uses	--	MJUP(E)	--	MJUP(E)	--
Spectator sports and entertainment (e.g., includes theaters, cabarets, performing art studios, galleries)					
Limited	MNUP(c)	MNUP(c)	MNUP(c)	MNUP(c)	MNUP(c)*
General	MNUP(C)	MNUP(C)	MNUP(C)	MNUP(C)	MNUP(C)*
Adult uses	--	MJUP(C,E)	--	MJUP(C,E)	--
Transient habitation					
Lodging (e.g., hotel, motel)	P(A,C,D)	P(A,C,D)	--	P(C,D)	P(C,D)*
Bed & breakfast	P(A,C,D)	P(A,C,D)	--	P(C,D)	P(C,D)*
Wholesaling, storage & distribution					
Light	--	--	--	MJUP	--
Heavy	--	--	--	--	--
Industrial Use Types					
Custom manufacturing (e.g., includes bakeries)	MNUP	MNUP	--	MNUP	--
General industrial	--	--	--	--	--
Packing and processing	--	--	--	--	--
Civic Use Types					
Administrative services	P(P)	P	P	P	p*
Ambulance services	--	--	--	MJUP	--
Clinic services	--	P(A)	--	P	p*

LEGEND	
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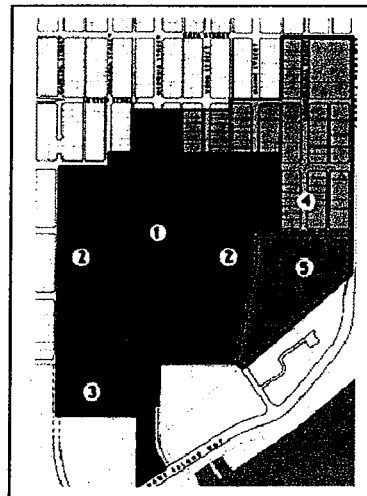


Table 8.1: Permitted and Conditional Land Uses

Key Map

8. Land Use Regulations

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia Street Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown

Community education	--	--	--	MNUP	MNUP*
Day care center	--	--	--	--	--
Elementary, middle, high School	MNUP	P(A)	p	P	p*
College/university	MJUP	MJUP	MJUP	MJUP	MJUP*
Community recreation	P(C,D)	P(C,D)	P(C,D)	P(C,D)	P(C,D)*
Cultural exhibits & library services	P	P	P	P	P
Essential services	--	--	--	MJUP	MJUP*
Group care	--	--	--	MJUP	MJUP*
Major impact health care services	--	--	--	--	--
Major impact services & utilities	MNUP or MJUP(R)	MJUP(A)	MJUP	MJUP	MJUP*
Parking services	P	P	P(J)	P	P
Public park & open space (2)	P	P	P	P	P*
Postal services	--	--	--	MJUP	MJUP*
Religious assembly	MNUP(A)	MNUP(A)	MNUP	MNUP	MNUP
Telecommunication facility	Accessory and Temporary Use Types				
Accessory uses See VMC Section 16.58.040 For list of accessory uses	P/AP Per VMC Section 16.58.040	P/AP Per VMC Section 16.58.040	P/AP Per VMC Section 16.58.040	P/AP Per VMC Section 16.58.040	P/AP Per VMC Section 16.58.040
Home occupations See VMC Chapter 16.60 for Standards and limitations	AP Per VMC Section 16.60.020	AP Per VMC Section 16.60.020	AP Per VMC Section 16.60.020	AP Per VMC Section 16.60.020	AP Per VMC Section 16.60.020

LEGEND	
P	= Permitted
AP	= Administrative Permit
MJUP	= Major Use Permit Required
MNUP	= Minor Use Permit Required
--	= Use not permitted
(1)	= Use defined in Vallejo Zoning Ordinance, Vallejo Code Chapter 16.06, unless as otherwise noted
(2)	= Use defined in Specific Plan
(A-K)	= See special land use regulations
*	= Land uses permitted only when a Master Plan has been approved for redevelopment of entire District 5.

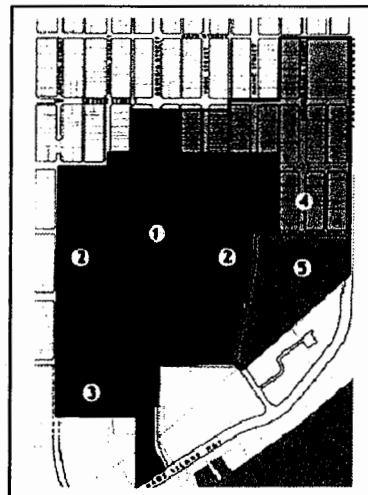


Table 8.1: Permitted and Conditional Land Uses

Key Map

8. Land Use Regulations

	Land Use or Use Condition	Conditions, Limitations or Prohibitions
G	Automotive and equipment	Limited to automotive and equipment sales and display only in District 2-District 1 and District 2. Limited to automotive and equipment sales, display, cleaning, repair (light equipment), rental (light equipment) and service only in District 4.
H	Residential use types	These use classifications are prohibited on the street or ground floor level in the Sonoma Boulevard Overlay District.
I	Outdoor display (2)	Permitted with an Administrative Permit in District 1 (Georgia Street Corridor), District 2 (Central Downtown) and District 4 (Outer Downtown) subject to the regulations set forth in VMC Chapter 16.77
J	Outdoor street vending (2)	Permitted in District 1 (Georgia Street Core), District 2 (Central Downtown), District 3 (Civic Center) and District 4 (Outer Downtown) subject to the following: <ul style="list-style-type: none"> • Approval of an Administrative Permit (AP). • Approval of an Encroachment Permit if conducted within the public right-of-way. • Securing a general liability insurance policy naming the City as additional insured if conducted within the public right-of-way. Subject to Development Standards in Section 9 of the Specific Plan.
K	Fast food/take-out (2)	Permitted with a Minor Use Permit (MNUP). Subject to Development Standards in Section 9 of the Specific Plan.
L	Medical offices and Medical services, if the primary purpose is to treat and/or counsel patients in the fields of drug abuse, alcohol abuse, sexual abuse, spousal abuse, and/or anger management	These classifications are prohibited in District 1 (Georgia Street Corridor).
M	Personal services, general, if the use consists primarily of any of the following or a combination thereof: (i) Barber shops; (ii) Bath (steam, Turkish or other); (iii) Beauty shops; (iv) Dating services; (v) Escort services; (vi) Massage parlor; or (vii) Shoeshine stands.	These classifications are prohibited in District 1 (Georgia Street Corridor), except for those buildings east of Sonoma Blvd.
N	Personal services, general, if the use consists primarily of any of the following or a combination thereof: (i) Schools; (ii) Service organizations; or (iii) Tattoo parlors.	These uses require a Minor Use Permit in District 1 (Georgia Street Corridor).

Table 8.2: Special Land Use Regulations: continued

8. Land Use Regulations

	Land Use or Use Condition	Conditions, Limitations or Prohibitions
O	Construction sales and services.	The following uses are allowed in District 1 (Georgia Street Corridor): (i) Building maintenance materials sales; (ii) Building materials sales; (iii) Burglar alarm system services and sales; (iv) Electrical supplies sales; (v) Firefighting equipment and supplies sales; (vi) Fixture sales; (vii) Glass sales; (viii) Hardware sales; (x) Heating equipment sales; (xi) Janitorial supplies sales; (Xii) Lumber (specifically species, hobby) sales; (Xiii) Ornamental iron sales; (xiv) Paint sales; (XV) Plumbing equipment sales; (xvi) Swimming pool equipment and supplies service and sales; and (xvii) Tool sales. ("Sales" shall refer to retail and/or wholesale sales.) All other uses under the Construction Sales and Services classification are prohibited in District 1.
P	Administrative services if the primary purpose is a welfare office.	This use is prohibited in District 1 (Georgia Street Corridor)
Q	Participant sports and recreation, Indoor, if the use consists primarily of any of the following or a combination thereof: (i) Body building; (II) Clubs, athletic; (iii) Gymnastics/aerobic studios; and (iv) Health clubs and spas.	These uses are permitted in District 1 (Georgia Street Corridor). (All other uses under the Participant sports and recreation, Indoor, classification require a Minor Use Permit in District 1).
R	"Parking facilities" and "Parking services," if privately owned.	These uses require a Minor Use Permit. (Kf publically owned, a Major Use Permit is required.)

Table 8.2: Special Land Use Regulation: continued

**STAFF REPORT – PLANNING
CITY OF VALLEJO
PLANNING COMMISSION**

- DATE OF MEETING:** November 3, 2008
- PREPARED BY:** Don Hazen, Planning Manager
- APPLICATION:** City-initiated amendment of the Downtown Vallejo Specific Plan and Downtown Master Plan (Ordinance No. 1553 N.C., 2d) to permit a broader range of land uses along the Georgia Street Corridor, modify the entitlement procedures of certain specified uses, and repeal the temporary land use regulations adopted in Ordinance No. 1591 N.C. (2d) and Resolution No. 07-155.
- RECOMMENDATION:** Recommend City Council approval
- CEQA:** Categorically Exempt (Sec. 15301 – Negligible or no expansion of uses)

BACKGROUND SUMMARY

On September 20, 2005, the City Council approved Ordinance No. 1553 N.C. (2d) and Resolution No. 05-321, which rezoned properties in the downtown to Mixed-Use Planned Development, and established the Downtown Vallejo Specific Plan as the Master Plan for Downtown. Included in the Specific Plan were land use regulations intended to maintain and enhance Georgia Street as the “primary retail corridor” of downtown.

On June 12, 2007, the City Council approved an amendment of the Specific Plan to create temporary land use regulations for the Georgia Street Corridor. The intent was to temporarily permit a broad range of “non-retail” uses on the ground floor until 2015 to help reduce the vacancy rate and stimulate economic development. After 2015, the uses established under the temporary regulations would be required to vacate their tenant space.

On July 22, 2008, staff reported to the City Council that only one application for a temporary use had been received during the past year (an indoor children’s recreational facility). However, staff had continued to receive numerous inquiries from potential tenants proposing uses that were neither permitted as permanent or temporary.

In September 2008, the City Council prioritized the preparation of another Specific Plan amendment to provide greater land use flexibility for the ground floors of the Georgia Street

Corridor, and requested that such an amendment be presented to them for action by November 18, 2008. n

On October 9, 2008, staff held a public meeting to solicit input on desired Plan amendments for the downtown. Notices were mailed to each property owner in the Downtown Specific Plan area and the various business groups. Nine people attended the meeting and several letters and e-mails were received. The bulk of the discussion appeared to focus on the Georgia Street Corridor and staff concluded that the current Specific Plan was generally viewed as being adequate in all other respects.

On October 21, 2008, the City Council passed a Resolution of Intention to amend the Downtown Specific Plan and requested the Planning Commission forward its recommendation to them for action in November.

ANALYSIS

The recommended Specific Plan text amendments are attached to the draft Ordinance, which is incorporated by reference as part of the Planning Commission resolution.

The key objectives of the Specific Plan analysis were as follows:

- Provide a broader range of land uses for the ground floors of Georgia Street without compromising the Plan's intent for Georgia Street to be the primary retail corridor.
- Identify opportunities to simplify the entitlement process for new uses by eliminating unnecessary layers of review for non-controversial uses.
- Repeal the temporary land use regulations to provide greater certainty and allow longer amortization periods for building investments.

Georgia Street Corridor

As part of the public participation process, the various downtown interest groups formed the Georgia Street Corridor task Force and prepared recommended amendments for staff consideration. The staff recommendations for the Georgia Street Corridor essentially mirror the recommendations of the Task Force and participants of the public meeting. The amendments propose to add the same type of uses that are permitted for the Central Downtown Specific Plan District #2 (i.e. Virginia, York, Maine, and Sacramento Streets, etc.). This includes uses that are not retail by definition but are thought to still contribute to the vitality of Downtown.

The Task Force also recommended specifying certain uses within the broader use classifications that should be prohibited. While the Specific Plan is considered a "permissive" document, (i.e. if it is not listed as permitted, then it is prohibited), the Task Force did not want to rely on future staff interpretations that might be inconsistent over time. Staff concurs with this approach,

because it also provides greater clarification for landlords and prospective tenants interested in searching for locations to start a business.

While the land use restrictions for the ground floors of Georgia Street is an effective method for ensuring a viable long-term retail pedestrian corridor, the current Plan fails to address how that transition should occur in a weak retail market with no major construction underway. As a result, vacancy rates have risen and staff has been rejecting occupancy requests by prospective tenants that could have helped provide lease revenue for building owners during this transition period. The proposed land use amendments along the Georgia Street Corridor will essentially permit the corridor to be on an equal footing as the surrounding Central Downtown district in terms of market competitiveness.

The key policy issue is how will Georgia Street establish itself as the primary retail corridor if it permits the same type of non-retail uses as the other downtown areas. Staff raised this question to the participants of the public meeting on October 9th, and it was suggested that the Plan could revert back to the current land use limitations once the first phase of the Mixed-use housing project on Virginia Street was occupied. The other approach that was discussed by the group was to let the proposed land use amendments be permanent and rely on the free-market which would encourage owners to charge the highest lease that the market will bear--which would typically be retail.

Staff does not recommend a “sunset” clause tied to a specific development project, because the market dynamics of downtown development are far too complex for this approach. Investors in Downtown need to be assured that the Specific Plan is relatively stable and not subject to excessive amendments or revolving timelines for implementation. The Downtown Specific Plan should be viewed as a “living” document having a 10-25 year vision—but one which will likely require periodic evaluations and possible “mid-course adjustments” to ultimately realize the vision for Downtown. Staff considers this amendment to be one of those “mid-course adjustments”, and one that might be amended or modified at some point in the future if market conditions support a more restrictive land use policy for Georgia Street.

Simplified Entitlement Process

The Specific Plan currently stipulates one of four processes for entitling new uses:

- Permitted (No planning permit)
- Administrative Permit (Planning staff approval; current fee: \$538)
- Minor Use Permit (Planning staff approval, noticing required; current fee: \$1,801)
- Major Use Permit (Planning Commission approval; current fee: \$3,600)

Staff looked for opportunities to provide further simplify land use entitlements in terms of time and cost. It was hoped that more areas of the Plan would be identified for improvements; however the Plan appears to have been well structured and offered very little in the way of permit streamlining improvement. Nevertheless, the recommended amendments do include

reducing the level of approval for several uses that staff considered to be non-controversial and generally compatible with the character of downtown.

Temporary Land Use Regulations

In June, 2007, the City Council responded to a slowing downtown economy by adopting temporary land use regulations for the Georgia Street Corridor. The regulations permitted certain non-retail uses for the ground floor on an interim basis. Those new uses established before July 26, 2009, would be permitted to continue business until July 26, 2015, but then be required to cease operation at that time. The City Council was not entirely supportive of this clause, but indicated it would monitor this as part of an annual update. For the reasons previously indicated (Plan stability and amortizing building investments), staff recommends incorporating the temporary land uses into the permanent amendment and eliminating the temporary nature of the regulations.

Consistency with General Plan and Downtown Specific Plan

The Downtown Specific Plan was found to be consistent with the General Plan when it was approved by the City Council in 2005. The proposed amendment to the Downtown Specific Plan to provide a broader range of permitted land uses on the ground floor of Georgia Street and to simplify the entitlement process for some uses is consistent with the Downtown Vallejo Specific Plan goals and policies which include:

- *“Identifying appropriate interim uses in retail spaces until such time as there is a market for retail uses, and prohibiting boarded up storefronts even during transition periods” (Goal 4.2 and Policy 4.2.2)*
- *“Encouraging flexibility in land use regulations to promote as much development and redevelopment with a mix of uses, by not having separated land uses identified on a land use map” (Goal 4.2 and Policy 4.2.2).*

ENVIRONMENTAL DETERMINATION

This proposal is categorically exempt pursuant to CEQA Guidelines 15301. The amendment to the Downtown Specific Plan and the Downtown Master Plan involves permitting a negligible or no expansion of the uses beyond those existing or analyzed at the time of the City’s consideration and determination on the Downtown Vallejo Specific Plan Environmental Impact Report.

CONCLUSION/RECOMMENDATION

The proposed amendments are consistent with the Downtown Specific Plan’s objectives to identify interim uses that will help reduce the vacancy rate while the retail market strengthens over time, provide for expedient processing, and eliminate the uncertainty associated with

temporary regulations. The proposed regulations appear to have widespread support of the downtown stakeholders and staff finds that the amendments will not adversely impact the overall vision of the Specific Plan. Staff recommends that the Planning Commission recommend City Council approval of the proposed amendments to the Master Plan/Downtown Specific Plan with the findings outlined in the attached resolution.

ATTACHMENTS

1. Planning Commission Resolution recommending City Council approval of the attached resolution holding on first reading, an ordinance amending the Downtown Master Plan/Specific Plan.

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC-08-28

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO THE DOWNTOWN MASTER PLAN AND DOWNTOWN VALLEJO SPECIFIC PLAN TO PERMIT A BROADER RANGE OF LAND USES FOR THE GEORGIA STREET CORRIDOR, SIMPLIFY THE ENTITLEMENT PROCESS FOR CERTAIN SPECIFIED USES, AND REPEALING THE TEMPORARY LAND USES ADOPTED IN ORDINANCE NO. 1591 N.C. (2d) AND RESOLUTION NO. 07-155

I. GENERAL FINDINGS

WHEREAS, Ordinance No. 1553 N.C. (2d) was approved by the Vallejo City Council on September 20, 2005 and intended that the Downtown Vallejo Specific Plan serve as the Master Plan of development for the downtown area; and

WHEREAS, the Downtown Vallejo Specific Plan was adopted by the Vallejo City Council on September 20, 2005, with the stated vision that “Downtown will become the focus of community pride as the revitalized “heart” of Vallejo; and

WHEREAS, the Downtown Vallejo Specific Plan and Downtown Master Plan of development was amended by the Vallejo City Council on June 12, 2007 to incorporate temporary land use regulations aimed at stimulating economic development; and

WHEREAS, the Vallejo City Council determined on October 21, 2008 that it was necessary to further stimulate economic development and reduce the building vacancy rate within the Downtown, and passed a Resolution of Intention to amend the Downtown Vallejo Specific Plan to provide for a broader range of permitted uses along the Georgia Street Corridor, simplify the land use entitlement process, and repeal the temporary land use regulations; and

WHEREAS, the Downtown Specific Plan Land Use Goal 4.2c strives to enrich the mix of Downtown uses by “identifying appropriate interim uses in retail spaces until such time as there

is a market for retail uses and prohibiting boarded up storefronts even during transition periods”;
and

WHEREAS, it is necessary to allow a broader range of land uses on the ground floors of buildings along the Georgia Street Corridor in order to provide a transition of land uses until the retail market improves:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

Section 1. The project qualifies for a Class 1 categorical exemption from the requirements of CEQA per Section 15301 of Title 14 of the California Code of Regulations as it involves permitting a negligible or no expansion of the uses beyond those existing at the time of the City’s consideration and determination on the Downtown Vallejo Specific Plan Environmental Impact Report.

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

Section 2. The Planning Commission finds that the Downtown Specific Plan was found to be consistent with the General Plan when it was approved by the City Council in 2005. The proposed amendments to the Downtown Specific Plan to provide interim land uses during this transition period is consistent with the Downtown Vallejo Specific Plan goals and policies which include encouraging an active pedestrian corridor and identifying measures intended to implement the Plan’s goals and policies. Goal 4.2 and Policy 4.2.2 of the Specific Plan include “Identifying appropriate interim uses in retail spaces until such time as there is a market for retail uses, and “Encouraging flexibility in land use regulations to promote as much development and redevelopment with a mix of uses, by not having separated land uses identified on a land use map” (SP pg. 4.3).

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby RECOMMENDS CITY COUNCIL APPROVAL of the attached draft City Council Ordinance amending the Vallejo Downtown Specific Plan and the attached draft City Council Resolution approving amendments to the permitted land uses for the Georgia Street Corridor, simplifying the land use entitlements for certain specified uses, and repealing the temporary land use regulations provided therein.

V. VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the _____ day of _____, 2008, by the following vote to-wit:

AYES:
NOES:
ABSENT:

KENT PETERMAN, CHAIRPERSON
City of Vallejo PLANNING COMMISSION

Attest:

Don Hazen
Planning Commission Secretary

Exhibit A

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO, AMENDING
THE DOWNTOWN SPECIFIC PLAN/MASTER PLAN LAND USE REGULATIONS
(ORDINANCE NO. 1591) AND REPEALING RESOLUTION NO. 07-155**

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. On September 20, 2005, Ordinance No. 1553 N.C. (2d) was approved and established the Downtown Vallejo Specific Plan and accompanying Downtown Vallejo Design Guidelines as the Master Plan for the downtown.
- B. On September 20, 2005, the City Council certified the Draft Downtown Vallejo Specific Plan and Virginia Street Development Final Environmental Impact Report, dated August 2005 and approved the Mitigation Monitoring and Reporting Program, dated August 2005.
- C. On September 20, 2005, Resolution No. 05-321 was approved by the City Council, approving the Downtown Vallejo Specific Plan and accompanying Downtown Vallejo Design Guidelines and finding that such documents were consistent with the City's General Plan.
- D. On June 12, 2007, the City Council adopted revisions to Ordinance No. 1553 N.C. (2d) and passed Ordinance No. 1591 N.C. (2d) approving temporary land use regulations for the ground floors of buildings along the downtown Georgia Street Corridor.
- E. On October 21, 2008, a Resolution of Intent was approved by the City Council, finding that it was necessary to permanently allow a broader range of land uses along the Georgia Street Corridor, to simplify the land use entitlement process for certain uses, and to repeal the temporary land use regulations in favor of permanent regulations, and directing staff to prepare an amended Downtown Vallejo Specific Plan and expressing its intent to revise Ordinance No. 1553 N.C. (2d).
- F. On November 3, 2008, the Planning Commission conducted a duly noticed public hearing on the proposed amendment of the Downtown Specific Plan to incorporate a broader range of permitted land uses for the Georgia Street Corridor, simplified

entitlement processes for certain specified uses, and repealing the temporary land use regulations for the downtown Georgia Street Corridor, and after considering all verbal and written testimony, passed a resolution recommending approval.

- G. On November 18, 2008, the City Council conducted a duly noticed public hearing on the proposed amendments to the Downtown Vallejo Specific Plan and considered all verbal and written testimony on record.
- H. The amendments to the land use regulations of the Downtown Vallejo Specific Plan is consistent with the City General Plan and the Downtown Vallejo Specific Plan Land Use Goal 4.2c, which “strives to enrich the mix of Downtown uses by “identifying appropriate interim uses in retail spaces until such time there is a market for retail uses and prohibiting boarded up storefronts even during transition periods.
- I. The proposed amendments are categorically exempt from the requirements of CEQA per section 15301 of Title 14 of the California Code of Regulations as it involves permitting a negligible or no expansion of the uses beyond those existing at the time of the City’s consideration and determination on the Downtown Vallejo Specific Plan.

SECTION 2. Approval of amendments providing a broader range of permitted land uses for the Georgia Street Corridor, simplifying the entitlement process for certain specified land uses, and repealing the temporary land use regulations to serve as a part of the Downtown Master Plan.

Based on the findings herein above, the City Council hereby approves the amendments to the Downtown Master Plan and Specific Plan as described in Resolution No. 08-

SECTION 3. Effective Date.

The effective date of this 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 November, 2008 and finally passed and adopted at a regular meeting of the Council held the _____ day of December 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Exhibit B

RESOLUTION NO _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO HOLDING ON FIRST READING AN ORDINANCE AMENDING THE DOWNTOWN VALLEJO SPECIFIC PLAN TO MODIFY THE LAND USE REGULATIONS WITHIN THE GEORGIA STREET CORRIDOR, MODIFYING THE LAND USE ENTITLEMENT PROCESS FOR CERTAIN SPECIFIED USES, AND REPEALING THE TEMPORARY LAND USE REGULATIONS IN ORDINANCE NO. 1591 AND RESOLUTION NO. 07-155

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

WHEREAS, the Downtown Vallejo Specific Plan was adopted by the Vallejo City Council on September 20, 2005 as the Master Plan for the Downtown Area, with the stated vision that “Downtown will become the focus of community pride as the revitalized “heart” of Vallejo; and

WHEREAS, the Downtown Specific Plan Land Use Goal 4.2c strives to enrich the mix of Downtown uses by “identifying appropriate interim uses in retail spaces until such time as there is a market for retail uses and prohibiting boarded up storefronts even during transition periods”; and

WHEREAS, it is necessary to allow a broader range of land uses on the ground floors of buildings along the Georgia Street Corridor as depicted on page 4.8 of the Downtown Vallejo Specific Plan, in order to provide a transition of land uses until the retail market improves; and

WHEREAS, it is beneficial to the overall economic development of Downtown to simplify the entitlement process for certain specified uses and eliminate the uncertainty associated with temporary land use regulations; and

WHEREAS, allowing a broader range of land uses, a simplified entitlement process, and eliminating the uncertainty associated with temporary land use regulations would be consistent with the Downtown Vallejo Specific Plan, and the City of Vallejo General Plan; and

WHEREAS, the amendments are categorically exempt pursuant to CEQA Guidelines 15301. The amendment to the Downtown Specific Plan involves permitting a negligible or no expansion of the use beyond those existing at the time of the City’s consideration and determination on the Downtown Vallejo Specific Plan Environmental Impact Report.

NOW THEREFORE BE IT RESOLVED, that the City Council hereby approves the amendments to the Vallejo Downtown Specific Plan as described in Attachment A and incorporated as text into said Specific Plan.

ADOPTED by the City Council of the City of Vallejo at a regular meeting held on November 18, 2008 with the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

8. Land Use Regulations

General Land Use Provisions

The Downtown Vallejo Specific Plan regulates land uses by District. Table 8.1 presents each District and a list of land use classifications. This table identifies which land uses are permitted or prohibited within each District. In administering this table, the following items must be considered:

- The table relies on the land use classification system adopted in Vallejo Municipal Code (VMC) Chapter 16.06 (Zoning Ordinance). Most of the land uses listed in Table 8.1 are described and defined in VMC Chapter 16.06. Therefore, where applicable, it is appropriate to refer to VMC Chapter 16.06 when providing land use interpretations. Some of the land use classifications provided in VMC Chapter 16.06 are not included in Table 8.1. Land use classifications that are not included in Table 8.1 are not permitted in the Downtown Vallejo Specific Plan area. However, when an ambiguity or dispute arises over a proposed land use, the Director of Development Services shall have the authority to render an interpretation and decision, consistent with the provisions of VMC Chapter 16.02 (Zoning – General Provisions)
- Some of the land uses listed in Table 8.1 are not identified or defined in VMC Chapter 16.06. Refer to legend symbol (2) for these land uses. A definition for these land uses is provided in this chapter (see p.8.9), which is to be used in providing land use interpretations
- Permitted land uses (P) are allowed by right, subject to the securing of a business license, when needed, however some classifications within a broader land use category may be prohibited by the special regulations and limitations provided for in Table 8.2
- Conditional land uses are subject to a Conditional Use Permit. A Minor Use Permit (MNUP) normally is processed and acted on at an administrative level, and a Major Use Permit (MJUP) requires review and action by the Vallejo Planning Commission. Temporary uses are subject to an Administrative Permit (AP). Refer to VMC Chapters 16.82 (Conditional Use Permit) and 16.96 (Administrative Permit) for application and processing procedures
- In the event this chapter of the Specific Plan does not address or provide provisions for a specific land use, then the provisions of the VMC Chapter 16 (Zoning) that are most applicable to the specific land use shall apply
- A land use that exists at the time of the adoption of this Specific Plan that is not consistent or is in conflict with the provisions of this section shall be permitted to continue as a legal, nonconforming use. The land use is permitted to continue, but may not be expanded or intensified. Any modifications or changes to a legal, nonconforming land use shall conform to the provisions of VMC Chapter 16.78 (Nonconforming Use Regulations).

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia Street Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown

Residential Use Types					
Assisted living (2)	--	--	--	MJUP(H)	MJUP*
Continuing care retirement community (2)	--	--	--	MJUP(H)	MJUP*
Group residential	MNUP (A,F,H)	MNUP (A,F,H)	--	MNUP (F,H)	MNUP(F)*
Guest residential	--	--	--	P (H)	--
Independent/congregate living(2)	P(A,H)	P(A,H)	--	P (H)	P*
Live-work (2)	P	P	--	P	MNUP*
Mobile home residential	--	--	--	--	--
Multi-family residential (2)	P(A,H)	P(A,H)	--	P (H)	P
Single-family residential (2)	--	--	--	P (H)	--
Single resident occupancy (2)	MJUP (A,F,H)	MJUP (A,F,H)	--	--	--
Two-family residential (2)	--	--	--	P (H)	--
Commercial Use Types					
Administrative & professional services	P	P	--	P	p*
Animal sales & service- Retail sales, grooming & Veterinary (small animals)	P(I)	P(I)	--	MNUP(I)	MNUP*
Automotive & equipment	P(G)	P(G)	--	MJUP(G)	--
Building maintenance services	--	--	--	MNUP	--
Business equipment sales & services	P	P	--	--	p*
Business support services	P	P	--	P	p*
Communication services	P	P	P	P	p*
Construction sales and services	P(O)	--	--	MJUP	--

LEGEND	
P	= Permitted
AP	= Administrative Permit
MJUP	= Major Use Permit Required
MNUP	= Minor Use Permit Required
--	= Use not permitted
(1)	= Use defined in Vallejo Zoning Ordinance, Vallejo Code Chapter 16.06, unless as otherwise noted
(2)	= Use defined in Specific Plan
(A-K)	= See special land use regulations
*	= Land uses permitted only when a Master Plan has been approved for redevelopment of entire District 5.

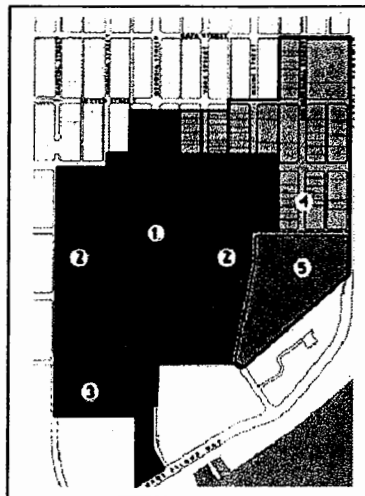


Table 8.1: Permitted and Conditional Land Uses

Key Map

8. Land Use Regulations

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia St Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown
Convenience sales and personal services (e.g., drug stores and convenience markets less than 5,000 square feet in size)	P (B,C,I)	P (B,C,I)	--	P (B,C,I)	P* (B,C,I)
Eating and drinking Establishments Fast food/take-out (2)	P (B,C,D) MNUP (B,C,D,K)	P (B,C,D) MNUP (B,C,D,K)	P (B,C,D) MNUP (B,C,D,K)	P (B,C,D) MNUP (B,C,D,K)	P* (B,C,D) MNUP (B,C,D,K)
Financial, insurance and real estate services	P(B)	P(B)	--	P (B)	MNUP(B)*
Food and beverage retail sales 11,000 square feet and under Greater than 11,000 square feet Fast food/take-out (2)	P(B,C,I) MNUP (C,C,I) MNUP (B,C,I,J,K)	P(B,C,I) MNUP (C,C,I) MNUP (B,C,I,J,K)	MNUP (B,C)	MNUP (B,C,I) MJUP (B,C,I) MNUP (B,C,I,J,K)	P* (B,C,I) MJUP* (B,C,I) MNUP* (B,C,I,K)
Funeral and interment services Cremating Interring Undertaking	-- -- --	-- -- --	-- -- --	-- MJUP MJUP	-- -- --
Gasoline (fueling) sales	--	--	--	MJUP(C,I)	--
Laundry services	MNUP	MNUP	--	MNUP	MNUP*
Medical offices	P(L)	P(A)	--	P	P*
Medical services	P(L)	P(A)	--	P	P*
Parking facilities (2)	MNUP or MJUP(R)	MJUP(A)	MJUP	MJUP	MJUP*
Participant sports and recreation Indoor (E.G., includes health and fitness clubs) Outdoor Bingo	P or MNUP (C,Q) -- MNUP(C)	MNUP(C) -- MNUP(A,C)	MNUP (c) -- MNUP(c)	MNUP (c) -- MNUP(c)	MNUP(C)* -- --
Personal services, general	P or MNUP (E,M,N)	P(E)	--	P(E)	P(E)*
Personal services, functional community training for developmentally disabled	MNUP(A)	MNUP(A)	--	MNUP	MNUP*

LEGEND

P	= Permitted
AP	= Administrative Permit
MJUP	= Major Use Permit Required
MNUP	= Minor Use Permit Required
--	= Use not permitted
(1)	= Use defined in Vallejo Zoning Ordinance, Vallejo Code Chapter 16.06, unless as otherwise noted
(2)	= Use defined in Specific Plan
(A-K)	= See special land use regulations
*	= Land uses permitted only when a Master Plan has been approved for redevelopment of entire District 5.

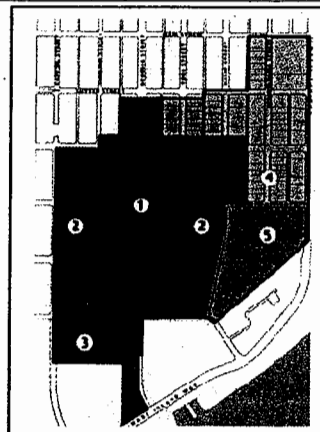


Table 8.1: Permitted and Conditional Land Uses: continued

Key Map

8. Land Use Regulations

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia Street Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown
Repair services, consumer	P	P	--	P	P*
Research services	--	--	--	MJUP	--
Retail sales					
General	P (B,C,E,I,J)	P (B,C,E,I,J)	--	P (B,C,E,I,J)	P* (B,C,E,I)
Swap meets	--	--	--	--	--
Adult Uses	--	MJUP(E)	--	MJUP(E)	--
Spectator sports and entertainment (e.g., includes theaters, cabarets, performing art studios, galleries)					
Limited	MNUP(c)	MNUP(c)	MNUP(c)	MNUP(c)	MNUP(c)*
General	MNUP(C)	MNUP(C)	MNUP(C)	MNUP(C)	MNUP(C)*
Adult uses	--	MJUP(C,E)	--	MJUP(C,E)	--
Transient habitation					
Lodging (e.g., hotel, motel)	P(A,C,D)	P(A,C,D)	--	P(C,D)	P(C,D)*
Bed & breakfast	P(A,C,D)	P(A,C,D)	--	P(C,D)	P(C,D)*
Wholesaling, storage & distribution					
Light	--	--	--	MJUP	--
Heavy	--	--	--	--	--
Industrial Use Types					
Custom manufacturing (e.g., includes bakeries)	MNUP	MNUP	--	MNUP	--
General industrial	--	--	--	--	--
Packing and processing	--	--	--	--	--
Civic Use Types					
Administrative services	P(P)	P	P	P	P*
Ambulance services	--	--	--	MJUP	--
Clinic services	--	P(A)	--	P	P*

LEGEND	
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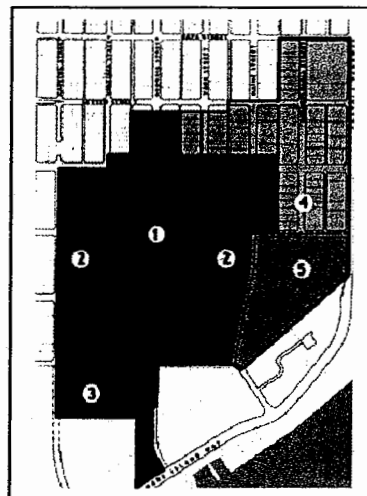


Table 8.1: Permitted and Conditional Land Uses

Key Map

8. Land Use Regulations

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia Street Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown

Community education					
Day care center	--	--	--	MNUP	MNUP*
Elementary, middle, high School	--	--	--	--	--
College/university	MNUP	P(A)	p	P	P*
Community recreation	MJUP	MJUP	MJUP	MJUP	MJUP*
Cultural exhibits & library services	P(C,D)	P(C,D)	P(C,D)	P(C,D)	P(C,D)*
Essential services	P	P	P	P	P
Group care	--	--	--	MJUP	MJUP*
Major impact health care services	--	--	--	MJUP	MJUP*
Major impact services & utilities	--	--	--	--	--
Parking services	MNUP or MJUP(R)	MJUP(A)	MJUP	MJUP	MJUP*
Public park & open space (2)	P	P	P(J)	P	P
Postal services	P	P	P	P	P*
Religious assembly	--	--	--	MJUP	MJUP*
Telecommunication facility	MNUP(A)	MNUP(A)	MNUP	MNUP	MNUP
Accessory and Temporary Use Types					
Accessory uses See VMC Section 16.58.040 For list of accessory uses	P/AP Per VMC Section 16.58.040	P/AP Per VMC Section 16.58.040	P/AP Per VMC Section 16.58.040	P/AP Per VMC Section 16.58.040	P/AP Per VMC Section 16.58.040
Home occupations See VMC Chapter 16.60 for Standards and limitations	AP Per VMC Section 16.60.020	AP Per VMC Section 16.60.020	AP Per VMC Section 16.60.020	AP Per VMC Section 16.60.020	AP Per VMC Section 16.60.020

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(2)	= Use defined in Specific Plan
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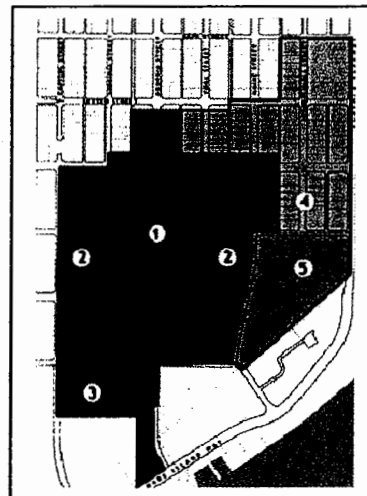


Table 8.1: Permitted and Conditional Land Uses

Key Map

8. Land Use Regulations

	Land Use or Use Condition	Conditions, Limitations or Prohibitions
G	Automotive and equipment	Limited to automotive and equipment sales and display only in District 1 and District 2. Limited to automotive and equipment sales, display, cleaning, repair (light equipment), rental (light equipment) and service only in District 4.
H	Residential use types	These use classifications are prohibited on the street or ground floor level in the Sonoma Boulevard Overlay District.
I	Outdoor display (2)	Permitted with an Administrative Permit in District 1 (Georgia Street Corridor), District 2 (Central Downtown) and District 4 (Outer Downtown) subject to the regulations set forth in VMC Chapter 16.77
J	Outdoor street vending (2)	Permitted in District 1 (Georgia Street Core), District 2 (Central Downtown), District 3 (Civic Center) and District 4 (Outer Downtown) subject to the following: <ul style="list-style-type: none"> • Approval of an Administrative Permit (AP). • Approval of an Encroachment Permit if conducted within the public right-of-way. • Securing a general liability insurance policy naming the City as additional insured if conducted within the public right-of-way. Subject to Development Standards in Section 9 of the Specific Plan.
K	Fast food/take-out (2)	Permitted with a Minor Use Permit (MNUP). Subject to Development Standards in Section 9 of the Specific Plan.
L	Medical offices and Medical services, if the primary purpose is to treat and/or counsel patients in the fields of drug abuse, alcohol abuse, sexual abuse, spousal abuse, and/or anger management	These classifications are prohibited in District 1 (Georgia Street Corridor)
M	Personal services, general, if the use consists primarily of any of the following or a combination thereof: (i) Barber shops; (ii) Bath (steam, Turkish or other); (iii) Beauty shops; (iv) Dating services; (v) Escort services; (vi) Massage parlor; or (vii) Shoeshine stands.	These classifications are prohibited in District 1 (Georgia Street Corridor), except for those buildings east of Sonoma Blvd.
N	Personal services, general, if the use consists primarily of any of the following or a combination thereof: (i) Schools; (ii) Service organizations; or (iii) Tattoo parlors.	These uses require a Minor Use Permit in District 1 (Georgia Street Corridor).

Table 8.2: Special Land Use Regulations: continued

8. Land Use Regulations

	Land Use or Use Condition	Conditions, Limitations or Prohibitions
O	Construction sales and services.	The following uses are allowed in District 1 (Georgia Street Corridor): (i) Building maintenance materials sales; (ii) Building materials sales; (iii) Burglar alarm system services and sales; (iv) Electrical supplies sales; (v) Firefighting equipment and supplies sales; (vi) Fixture sales; (vii) Glass sales; (viii) Hardware sales; (x) Heating equipment sales; (xi) Janitorial supplies sales; (Xii) Lumber (specifically species, hobby) sales; (Xiii) Ornamental iron sales; (xiv) Paint sales; (XV) Plumbing equipment sales; (xvi) Swimming pool equipment and supplies service and sales; and (xvii) Tool sales. ("Sales" shall refer to retail and/or wholesale sales.) All other uses under the Construction Sales and Services classification are prohibited in District 1.
P	Administrative services if the primary purpose is a welfare office.	This use is prohibited in District 1 (Georgia Street Corridor)
Q	Participant sports and recreation, Indoor, if the use consists primarily of any of the following or a combination thereof: (i) Body building; (II) Clubs, athletic; (iii) Gymnastics/aerobic studios; and (iv) Health clubs and spas.	These uses are permitted in District 1 (Georgia Street Corridor). (All other uses under the Participant sports and recreation, Indoor, classification require a Minor Use Permit in District 1).
R	"Parking facilities" and "Parking services," if privately owned.	These uses require a Minor Use Permit. (Kf publically owned, a Major Use Permit is required.)

Table 8.2: Special Land Use Regulation: continued

STRIKE - THROUGH

VERSION

8. Land Use Regulations

General Land Use Provisions

The Downtown Vallejo Specific Plan regulates land uses by District. Table 8.1 presents each District and a list of land use classifications. This table identifies which land uses are permitted or prohibited within each District. In administering this table, the following items must be considered:

- The table relies on the land use classification system adopted in Vallejo Municipal Code (VMC) Chapter 16.06 (Zoning Ordinance). Most of the land uses listed in Table 8.1 are described and defined in VMC Chapter 16.06. Therefore, where applicable, it is appropriate to refer to VMC Chapter 16.06 when providing land use interpretations. Some of the land use classifications provided in VMC Chapter 16.06 are not included in Table 8.1. Land use classifications that are not included in Table 8.1 are not permitted in the Downtown Vallejo Specific Plan area. However, when an ambiguity or dispute arises over a proposed land use, the Director of Development Services shall have the authority to render an interpretation and decision, consistent with the provisions of VMC Chapter 16.02 (Zoning – General Provisions)
- Some of the land uses listed in Table 8.1 are not identified or defined in VMC Chapter 16.06. Refer to legend symbol (2) for these land uses. A definition for these land uses is provided in this chapter (see p.8.9), which is to be used in providing land use interpretations
- Permitted land uses (P) are allowed by right, subject to the securing of a business license, when needed, however some classifications within a broader land use category may be prohibited by the special regulations and limitations provided for in Table 8.2
- Conditional land uses are subject to a Conditional Use Permit. A Minor Use Permit (MNUP) normally is processed and acted on at an administrative level, and a Major Use Permit (MJUP) requires review and action by the Vallejo Planning Commission. Temporary uses are subject to an Administrative Permit (AP). Refer to VMC Chapters 16.82 (Conditional Use Permit) and 16.96 (Administrative Permit) for application and processing procedures
- In the event this chapter of the Specific Plan does not address or provide provisions for a specific land use, then the provisions of the VMC Chapter 16 (Zoning) that are most applicable to the specific land use shall apply
- A land use that exists at the time of the adoption of this Specific Plan that is not consistent or is in conflict with the provisions of this section shall be permitted to continue as a legal, nonconforming use. The land use is permitted to continue, but may not be expanded or intensified. Any modifications or changes to a legal, nonconforming land use shall conform to the provisions of VMC Chapter 16.78 (Nonconforming Use Regulations).

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia Street Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown

Residential Use Types					
Assisted living (2)	--	--	--	MJUP(H)	MJUP*
Continuing care retirement community (2)	--	--	--	MJUP(H)	MJUP*
Group residential	MNUP (A,F,H)	MNUP (A,F,H)	--	MNUP (F,H)	MNUP(F)*
Guest residential	--	--	--	P (H)	--
Independent/congregate living(2)	P(A,H)	P(A,H)	--	P (H)	p*
Live-work (2)	MNUPP	MNUPP	--	MNUPP	MNUP*
Mobile home residential	--	--	--	--	--
Multi-family residential (2)	P(A,H)	P(A,H)	--	P (H)	P
Single-family residential (2)	--	--	--	P (H)	--
Single resident occupancy (2)	MJUP (A,F,H)	MJUP (A,F,H)	--	--	--
Two-family residential (2)	--	--	--	P (H)	--
Commercial Use Types					
Administrative & professional services	P	P	--	P	p*
Animal sales & service- Retail sales, grooming & Veterinary (small animals)	P(I)	P(I)	--	MNUP(I)	MNUP*
Automotive & equipment	P(G)	P(G)	--	MJUP(G)	--
Building maintenance services	--	--	--	MNUP	--
Business equipment sales & services	P	P	--	--	p*
Business support services	P	P	--	P	p*
Communication services	P	P	P	P	p*
Construction sales and services	P(O)	--	--	MJUP	--

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(1)	= Use defined in Vallejo Zoning Ordinance, Vallejo Code Chapter 16.06, unless as otherwise noted
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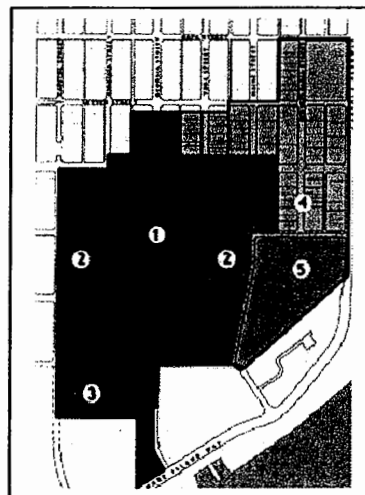


Table 8.1: Permitted and Conditional Land Uses

Key Map

8. Land Use Regulations

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia St Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown
Convenience sales and personal services (e.g., drug stores and convenience markets less than 5,000 square feet in size)	P (B,C,I)	P (B,C,I)	--	P (B,C,I)	P* (B,C,I)
Eating and drinking Establishments Fast food/take-out (2)	P (B,C,D) MNUP (B,C,D,K)	P (B,C,D) MNUP (B,C,D,K)	P (B,C,D) MNUP (B,C,D,K)	P (B,C,D) MNUP (B,C,D,K)	P* (B,C,D) MNUP (B,C,D,K)
Financial, insurance and real estate services	P(B)	P(B)	--	P (B)	MNUP(B)*
Food and beverage retail sales 11,000 square feet and under Greater than 11,000 square feet Fast food/take-out (2)	P(B,C,I) MJUP MNUP (C,C,I) MNUP (B,C,I,J,K)	P(B,C,I) MJUPMNUP (C,C,I) MNUP (B,C,I,J,K)	MNUP (B,C)	MNUP (B,C,I) MJUP (B,C,I) MNUP (B,C,I,J,K)	P* (B,C,I) MJUP* (B,C,I) MNUP* (B,C,I,K)
Funeral and interment services Cremating Interring Undertaking	-- -- --	-- -- --	-- -- --	-- MJUP MJUP	-- -- --
Gasoline (fueling) sales	--	--	--	MJUP(C,I)	--
Laundry services	MNUP	MNUP	--	MNUP	MNUP*
Medical offices	P(L)	P(A)	--	P	P*
Medical services	P(L)	P(A)	--	P	P*
Parking facilities (2)	MNUP or MJUP(R)	MJUP(A)	MJUP	MJUP	MJUP*
Participant sports and recreation Indoor (E.G., includes health and fitness clubs) Outdoor Bingo	P or MNUP (C,Q) -- MNUP(C)	MNUP(C) -- MNUP(A,C)	MNUP (c) -- MNUP(c)	MNUP (c) -- MNUP(c)	MNUP(C)* -- --
Personal services, general	P or MNUP (E,M,N)	P(E)	--	P(E)	P(E)*
Personal services, functional community training for developmentally disabled	MNUP(A)	MNUP(A)	--	MNUP	MNUP*

LEGEND

- P = Permitted
- AP = Administrative Permit
- MJUP = Major Use Permit Required
- MNUP = Minor Use Permit Required
- = Use not permitted
- (1) = Use defined in Vallejo Zoning Ordinance, Vallejo Code Chapter 16.06, unless as otherwise noted
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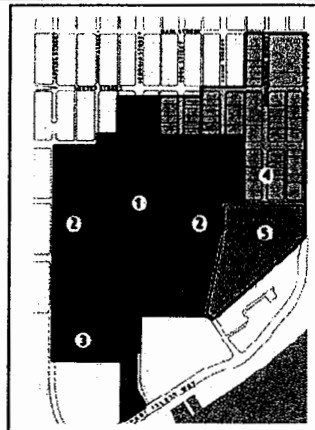


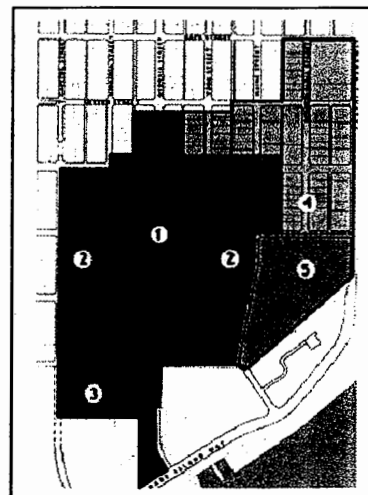
Table 8.1: Permitted and Conditional Land Uses: continued

Key Map

8. Land Use Regulations

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia Street Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown
Repair services, consumer	P	P	--	P	P*
Research services	--	--	--	MJUP	--
Retail sales					
General	P (B,C,E,I,J)	P (B,C,E,I,J)	--	P (B,C,E,I,J)	P* (B,C,E,I)
Swap meets	--	--	--	--	--
Adult Uses	--	MJUP(E)	--	MJUP(E)	--
Spectator sports and entertainment (e.g., includes theaters, cabarets, performing art studios, galleries)					
Limited	MNUP(c)	MNUP(c)	MNUP(c)	MNUP(c)	MNUP(c)*
General	MNUP(C)	MNUP(C)	MNUP(C)	MNUP(C)	MNUP(C)*
Adult uses	--	MJUP(C,E)	--	MJUP(C,E)	--
Transient habitation					
Lodging (e.g., hotel, motel)	P(A,C,D)	P(A,C,D)	--	P(C,D)	P(C,D)*
Bed & breakfast	P(A,C,D)	P(A,C,D)	--	P(C,D)	P(C,D)*
Wholesaling, storage & distribution					
Light	--	--	--	MJUP	--
Heavy	--	--	--	--	--
Industrial Use Types					
Custom manufacturing (e.g., includes bakeries)	MNUP	MNUP	--	MNUP	--
General industrial	--	--	--	--	--
Packing and processing	--	--	--	--	--
Civic Use Types					
Administrative services	P(P)	P	P	P	P*
Ambulance services	--	--	--	MJUP	--
Clinic services	--	P(A)	--	P	P*

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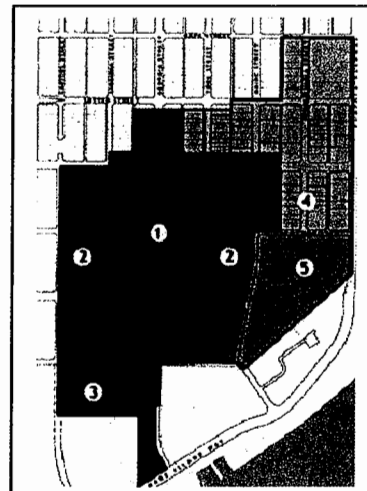
Key Map

Table 8.1: Permitted and Conditional Land Uses

LAND USE (1)	SPECIFIC PLAN DISTRICTS				
	1 Georgia Street Corridor	2 Central Downtown	3 Civic Center	4 Outer Downtown	5* Southwest Downtown

Community education	--	--	--	MNUP	MNUP*
Day care center	--	--	--	MNUP	MNUP*
Elementary, middle, high School	--	--	--	--	--
College/university	MNUP	P(A)	p	P	P*
Community recreation	MJUP	MJUP	MJUP	MJUP	MJUP*
Cultural exhibits & library services	P(C,D)	P(C,D)	P(C,D)	P(C,D)	P(C,D)*
Essential services	P	P	P	P	P
Group care	--	--	--	MJUP	MJUP*
Major impact health care services	--	--	--	MJUP	MJUP*
Major impact services & utilities	--	--	--	--	--
Parking services	MNUP or MJUP(R)	MJUP(A)	MJUP	MJUP	MJUP*
Public park & open space (2)	P	P	P(J)	P	P
Postal services	P	P	P	P	P*
Religious assembly	--	--	--	MJUP	MJUP*
Telecommunication facility	MNUP(A)	MNUP(A)	MNUP	MNUP	MNUP
Accessory and Temporary Use Types					
Accessory uses	P/AP	P/AP	P/AP	P/AP	P/AP
See VMC Section 16.58.040	Per VMC	Per VMC	Per VMC	Per VMC	Per VMC
For list of accessory uses	Section 16.58.040	Section 16.58.040	Section 16.58.040	Section 16.58.040	Section 16.58.040
Home occupations	AP	AP	AP	AP	AP
See VMC Chapter 16.60 for Standards and limitations	Per VMC Section 16.60.020	Per VMC Section 16.60.020	Per VMC Section 16.60.020	Per VMC Section 16.60.020	Per VMC Section 16.60.020

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(A-K)	= See special land use regulations
*	= Land uses permitted only when a Master Plan has been approved for redevelopment of entire District 5.



Key Map

Table 8.1: Permitted and Conditional Land Uses

8. Land Use Regulations

	Land Use or Use Condition	Conditions, Limitations or Prohibitions
G	Automotive and equipment	<p>Limited to automotive and equipment sales and display only in District 2-District 1 and District 2.</p> <p>Limited to automotive and equipment sales, display, cleaning, repair (light equipment), rental (light equipment) and service only in District 4.</p>
H	Residential use types	These use classifications are prohibited on the street or ground floor level in the Sonoma Boulevard Overlay District.
I	Outdoor display (2)	Permitted with an Administrative Permit in District 1 (Georgia Street Corridor), District 2 (Central Downtown) and District 4 (Outer Downtown) subject to the regulations set forth in VMC Chapter 16.77
J	Outdoor street vending (2)	<p>Permitted in District 1 (Georgia Street Core), District 2 (Central Downtown), District 3 (Civic Center) and District 4 (Outer Downtown) subject to the following:</p> <ul style="list-style-type: none"> • Approval of an Administrative Permit (AP). • Approval of an Encroachment Permit if conducted within the public right-of-way. • Securing a general liability insurance policy naming the City as additional insured if conducted within the public right-of-way. Subject to Development Standards in Section 9 of the Specific Plan.
K	Fast food/take-out (2)	<p>Permitted with a Minor Use Permit (MNUP).</p> <p>Subject to Development Standards in Section 9 of the Specific Plan.</p>
L	Medical offices and Medical services, if the primary purpose is to treat and/or counsel patients in the fields of drug abuse, alcohol abuse, sexual abuse, spousal abuse, and/or anger management	These classifications are prohibited in District 1 (Georgia Street Corridor).
M	Personal services, general, if the use consists primarily of any of the following or a combination thereof: (i) Barber shops; (ii) Bath (steam, Turkish or other); (iii) Beauty shops; (iv) Dating services; (v) Escort services; (vi) Massage parlor; or (vii) Shoeshine stands.	These classifications are prohibited in District 1 (Georgia Street Corridor), except for those buildings east of Sonoma Blvd.
N	Personal services, general, if the use consists primarily of any of the following or a combination thereof: (i) Schools; (ii) Service organizations; or (iii) Tattoo parlors.	These uses require a Minor Use Permit in District 1 (Georgia Street Corridor).

Table 8.2: Special Land Use Regulations: continued

8. Land Use Regulations

	Land Use or Use Condition	Conditions, Limitations or Prohibitions
O	Construction sales and services.	The following uses are allowed in District 1 (Georgia Street Corridor): (i) Building maintenance materials sales; (ii) Building materials sales; (iii) Burglar alarm system services and sales; (iv) Electrical supplies sales; (v) Firefighting equipment and supplies sales; (vi) Fixture sales; (vii) Glass sales; (viii) Hardware sales; (x) Heating equipment sales; (xi) Janitorial supplies sales; (Xii) Lumber (specifically species, hobby) sales; (Xiii) Ornamental iron sales; (xiv) Paint sales; (XV) Plumbing equipment sales; (xvi) Swimming pool equipment and supplies service and sales; and (xvii) Tool sales. ("Sales" shall refer to retail and/or wholesale sales.) All other uses under the Construction Sales and Services classification are prohibited in District 1.
P	Administrative services if the primary purpose is a welfare office.	This use is prohibited in District 1 (Georgia Street Corridor)
Q	Participant sports and recreation, Indoor, if the use consists primarily of any of the following or a combination thereof: (i) Body building; (II) Clubs, athletic; (iii) Gymnastics/aerobic studios; and (iv) Health clubs and spas.	These uses are permitted in District 1 (Georgia Street Corridor). (All other uses under the Participant sports and recreation, Indoor, classification require a Minor Use Permit in District 1).
R	"Parking facilities" and "Parking services," if privately owned.	These uses require a Minor Use Permit. (Kf publically owned, a Major Use Permit is required.)

Table 8.2: Special Land Use Regulation: continued



COUNCIL COMMUNICATION

Date: November 18, 2008

TO: Mayor and Members of the City Council

FROM: Craig Whittom, Assistant City Manager / Community Development 
Bob Adams, Development Services Director
Don Hazen, Planning Manager

SUBJECT: CONSIDERATION OF A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE AMENDING THE ZONING MAP TO REZONE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SOLANO AVENUE AND 9TH STREET AND A RESOLUTION AMENDING THE GENERAL PLAN AND APPROVING A PLANNED DEVELOPMENT UNIT PLAN AND MINOR EXCEPTION AND ADOPTING A MITIGATED NEGATIVE DECLARATION TO FACILITATE DEVELOPMENT OF FOURTEEN RESIDENTIAL CONDOMINIUM TOWNHOME UNITS

BACKGROUND & DISCUSSION:

On October 21, 2008, the City Council reviewed an application for a Zoning Map and General Plan Amendment to facilitate development of 14 condominium townhome units at the southeast corner of Solano Avenue and Ninth Street (see Exhibit E, City Council minutes). After lengthy discussion, the Council requested that the item be continued in order to address two issues: 1) revision of the building façades and 2) continuation of the proposed Ninth Street sidewalk to connect with the existing sidewalk on Rice Street.

After the Council hearing, staff met with the applicant and provided his architect with renderings of multi-family projects with architecture which was more residential in nature and had architectural elements found in the neighborhood (see Exhibit C as an example). Staff asked the applicant and his architect to consider incorporating some of those elements into the building design. The applicant's architect stated to staff that incorporating the architecture as shown in Exhibit C would require extensive modifications to their original design.

The architect and applicant still believe that "their original massing and style of architecture is a good design for the neighborhood and is in keeping with good architectural design, recognition of existing local architectural vernaculars and motifs, and adherence to good land use planning and sensitivity to existing neighborhoods and communities." It is their belief that if Council members were given full size color renderings of the project as were the Planning Commissioners, the proposed architecture would have received a more favorable review.

Nevertheless, five minor changes to the architecture have been added in response to the Council's comments:

1. Front doors (front/sliding glass) changed to wood with sidelights.
2. Addition of solid low patio walls with metal railing at top in front yards.
3. Changed materials and color schemes on exterior finishes and awnings.

4. Different light fixtures.
5. Front yard area softened with landscaping.

Full size original and revised design renderings of the project are included as Exhibit B.

The applicant would like to retain live/work flexibility for the units in the future and believes that since the site is located on a commercial corridor, the proposed architecture is more appropriate than architecture which is more residential in nature or consistent with the surrounding residential neighborhood (see Exhibit D).

Staff supports the applicant's revisions and believes that they are the maximum attainment possible in addressing Council's comments without redesigning the project.

Regarding the sidewalk extension request, staff conducted a site visit and confirmed that there is an existing sidewalk at the approximate location where the applicant's proposed sidewalk would end. This sidewalk fronting Ninth Street wraps around and connects to the existing sidewalk on Rice Street for a continuous sidewalk network. There is an ADA curb return at the corner (see Exhibit F).

ENVIRONMENTAL REVIEW

An Initial Study for the project was prepared and based on the evidence that the proposed project would not have a significant effect on the environment due to required mitigations; the Planning Commission recommends the City Council adopt the proposed Mitigated Negative Declaration and the Mitigation Monitoring Report, per Section 15074 of the California Environmental Quality Act.

FISCAL IMPACT

The proposed project would generate a variety of new revenue sources, including utility user taxes and transfer tax upon the sale of the units. The intensified use of the parcel would generate higher annual property tax revenue. Together, these sources would exceed the taxes generated from the current under-utilized site.

RECOMMENDATION

Staff recommends the City Council approve the project based on the revisions shown in Exhibit B.

Adopt the Mitigated Negative Declaration and resolutions for General Plan Amendment #07-0002, Zoning Map Amendment #07-0003, Planned Development Unit Plan #07-0008 and Minor Exception #07-0004 based on the resolution findings with reference to the attached staff report.

AREA OF FOCUS

Not applicable, in response to application.

ATTACHMENTS

- Exhibit A: Revised Ordinance, Resolutions and Conditions (Attachments 1-4)
- Exhibit B: Original and revised color elevations
- Exhibit C: Staff recommended elevations
- Exhibit D: Pictures of surrounding commercial buildings on Solano Avenue
- Exhibit E: City Council minutes, October 21, 2008
- Exhibit F: Picture of Ninth Street sidewalk/curb return
- Exhibit G: October 21st Council packet (Attachments 4, 6-10)

PREPARED BY/CONTACT

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

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

AN ORDINANCE AMENDING ORDINANCE NO. 558 N.C. (2d) AS AMENDED, ENTITLED, THE ZONING MAP OF THE CITY OF VALLEJO, TO REZONE PROPERTY LOCATED AT 1401 SOLANO AVENUE AND 14 NINTH STREET

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

SECTION 1. The Districts and Zoning Map Section of Ordinance No 558 N.C. (2d) entitled the Land Use Zoning Ordinance of the City of Vallejo adopted September 29, 1980, as amended, and Chapter 16.08 of the Vallejo Municipal Code, is hereby further amended, and said amendment is shown on the map entitled, "The Zoning Map of the City of Vallejo" which map by reference is made part of said Ordinance No. 558 N.C. (2d).

The real properties affected by this amendment are located at 1401 Solano Avenue, Assessor Parcel Number 0059-041-110 and 14 Ninth Street, Assessor Parcel Number 0059-041-120.

This amendment was implemented by Zoning Map Amendment #07-0003 and changes the zoning at 1401 Solano Avenue from Linear Commercial to Planned Development Residential and at 14 Ninth Street from Low Density Residential to Planned Development Residential.

A true copy of said Zoning Map is on file in the office of the City Clerk of Vallejo, in City Hall, 555 Santa Clara Street, Vallejo, California, for use and examination by the public.

SECTION 2. This ordinance shall take effect and be in full force from and after thirty (30) days after its final passage.

FIRST READ at a regular meeting of the Council of the City of Vallejo held the **18 th** day of **November, 2008** and finally passed and adopted at a regular meeting of the Council held the _____ day of , **2008** by the following vote.

RESOLUTION NO. ___ N.C.

A RESOLUTION AMENDING THE GENERAL PLAN LAND USE CLASSIFICATION FOR PROPERTY LOCATED AT 1401 SOLANO AVENUE FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL AND AT 14 NINTH STREET FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL

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

WHEREAS, on September 15, 2008, the Planning Commission held a public hearing to consider General Plan Amendment #07-0002 to revise the Vallejo General Plan Land Use Map to reclassify Assessor Parcel Numbers 0059-041-110, 120 from General Commercial and Low Density Residential to High Density Residential; and

WHEREAS, on September 15, 2008, on completion of the public hearing, the Planning Commission voted 7-0 to recommend that the City Council approve the General Plan Amendment; and

WHEREAS, the City Council has reviewed a report provided to the Vallejo Planning Commission on the General Plan Amendment; and

WHEREAS, the City Council, on October 21, 2008, in the City Council Chambers of City Hall, 555 Santa Clara Street, held a public hearing on the General Plan Amendment; and

WHEREAS, the City Council continued the item to November 18, 2008, in order to address Council façade modification requests and sidewalk improvements; and

WHEREAS, the City Council, on November 18, 2008, in the City Council Chambers of City Hall, 555 Santa Clara Street, held a public hearing on the General Plan Amendment; 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; and

WHEREAS, the City Council finds that the proposed General Plan Amendment is consistent with the Goals, Objectives, Policies, and intent of the Vallejo General Plan; and

WHEREAS, the proposed General Plan Amendment is necessary for the future orderly and consistent development of the subject area; and

WHEREAS, the City Council has determined, based on all evidence in the record, including the staff report, written correspondence, and testimony, that the General Plan Amendment will not have a significant adverse impact on the environment;

WHEREAS, the City has complied with the requirements of the Local Planning Law (Government Code section 65300 et seq.), the current State of California General Plan Guidelines; and

WHEREAS, pursuant to Government Code Section 65090, notice of the City Council's hearing was published in at least one newspaper of general circulation within the City of Vallejo at least 21-calendar days before the Commission's public hearing; 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.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby makes the following finding:

1. GENERAL PLAN AMENDMENT FINDINGS

Section 1. The City Council of the City of Vallejo finds, based on the facts contained in the staff report incorporated herein by this reference, and given the evidence presented at the public hearing, and on the record, that as amended, the Project

- a) Is consistent with the goals and policies of the Vallejo General Plan.
- b) Is consistent with the Provisions of Chapter 16 of the Vallejo Municipal Code.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF VALLEJO HEREBY RESOLVES TO:

(1) ADOPT the Resolution amending the General Plan by General Plan Amendment 07-0002.

ADOPTED by the Council of the City of Vallejo at a regular meeting held on November 18, 2008 with the following vote:

RESOLUTION NO. ___ N.C.

A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF VALLJO TO REZONE PROPERTY LOCATED AT 1401 SOLANO AVENUE FROM LINEAR COMMERCIAL TO PLANNED DEVELOPMENT RESIDENTIAL AND AT 14 NINTH STREET FROM LOW DENSITY RESIDENTIAL TO PLANNED DEVELOPMENT RESIDENTIAL

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

WHEREAS, on September 15, 2008, the Planning Commission held a public hearing to consider Zoning Map Amendment #07-0003 to change the zoning at 1401 Solano Avenue and 14 Ninth Street to Planned Development Residential; and

WHEREAS, on September 15, 2008, on completion of the public hearing, the Planning Commission voted 7-0 to recommend that the City Council approve the Zoning Map Amendment; and

WHEREAS, the City Council has reviewed a report provided to the Vallejo Planning Commission on the Zoning Map Amendment; and

WHEREAS, the City Council, on October 21, 2008, in the City Council Chambers of City Hall, 555 Santa Clara Street, held a public hearing on the Zoning Map Amendment; and

WHEREAS, the City Council continued the item to November 18, 2008, in order to address Council façade modification requests and sidewalk improvements; and

WHEREAS, the City Council, on November 18, 2008, in the City Council Chambers of City Hall, 555 Santa Clara Street, held a public hearing on the General Plan Amendment; 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; and

WHEREAS, the City Council finds that the proposed Zoning Map Amendment is consistent with the Goals, Objectives, Policies, and intent of the Vallejo General Plan; and

WHEREAS, the proposed Zoning Map Amendment is necessary for the future orderly and consistent development of the subject area; and

WHEREAS, the City Council has determined, based on all evidence in the record, including the staff report, written correspondence, and testimony, that the Zoning Map Amendment will not have a significant adverse impact on the environment;

WHEREAS, the City has complied with the requirements of the Local Planning Law (Government Code section 65300 et seq.), the current State of California General Plan Guidelines; and

WHEREAS, pursuant to Government Code Section 65090, notice of the City Council's hearing was published in at least one newspaper of general circulation within the City of Vallejo at least 21-calendar days before the Commission's public hearing; 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.

NOW THEREFORE, BE IT RESOLVED THE CITY COUNCIL HEREBY:

- (1) ADOPT Zoning Map Amendment #07-0003 to rezone 1401 Solano Avenue from Linear Commercial to Planned Development Residential and 14 Ninth Street from Low Density Residential to Planned Development Residential.
- (2) Holds the ordinance on first reading attached as Exhibit 1.

ADOPTED by the Council of the City of Vallejo at a regular meeting held on November 18, 2008 with the following vote:

RESOLUTION NO. ___ N.C.

A RESOLUTION APPROVING A PLANNED DEVELOPMENT UNIT PLAN AND MINOR EXCEPTION AND ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR THE DEVELOPMENT OF FOURTEEN TOWNHOME CONDOMINIUM UNITS AT 1401 SOLANO AVENUE AND 14 NINTH STREET

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

WHEREAS, on September 15, 2008, the Planning Commission held a public hearing to consider a Planned Development Unit Plan and Minor Exception to develop fourteen townhome condominium unit on two vacant lots ; and

WHEREAS, on September 15, 2008, on completion of the public hearing, the Planning Commission voted 7-0 to recommend that the City Council approve the Planned Development Unit Plan and Minor Exception; and

WHEREAS, the City Council has reviewed a report provided to the Vallejo Planning Commission on the Planned Development Unit Plan and Minor Exception; and

WHEREAS, the City Council, on October 21, 2008, in the City Council Chambers of City Hall, 555 Santa Clara Street, held a public hearing on the Planned Development Unit Plan and Minor Exception; and

WHEREAS, the City Council continued the item to November 18, 2008, in order to address Council façade modification requests and sidewalk improvements; and

WHEREAS, the City Council, on November 18, 2008, in the City Council Chambers of City Hall, 555 Santa Clara Street, held a public hearing on the General Plan Amendment; 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; and

WHEREAS, the City Council finds that the proposed Planned Development Unit Plan and Minor Exception is consistent with the Goals, Objectives, Policies, and intent of the Vallejo General Plan; and

WHEREAS, the proposed Planned Development Unit Plan and Minor Exception is necessary for the future orderly and consistent development of the subject area; and

WHEREAS, the City Council has determined, based on all evidence in the record, including the staff report, written correspondence, and testimony, that the Planned Development Unit Plan and Minor Exception will not have a significant adverse impact on the environment;

WHEREAS, the City has complied with the requirements of the Local Planning Law (Government Code section 65300 et seq.), the current State of California General Plan Guidelines; and

WHEREAS, pursuant to Government Code Section 65090, notice of the City Council's hearing was published in at least one newspaper of general circulation within the City of Vallejo at least 21-calendar days before the Commission's public hearing; 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.

NOW, THEREFORE, IT IS FOUND AND DETERMINED by the City Council of the City of Vallejo that after consideration of all the evidence in the record, including the staff report, written correspondence, and testimony, that:

1. The notice of the hearing was given for the time and in the manner prescribed by law; and
2. Planned Development (Unit Plan) #07-0008 and Minor Exception #07-0004 are consistent with the Goals, Objectives, Policies, and intent of the General Plan, as amended; and
3. Planned Development (Unit Plan) #07-0008 meets all the required findings stated in Section 16.116.100 of the Vallejo Municipal Code; and
4. Minor Exception #07-0004 meets all the required findings stated in Section 16.80.090 of the Vallejo Municipal Code; and
5. There is no substantial evidence in light of the whole record that approval of Planned Development (Unit Plan) #07-0008 and Minor Exception #07-0004 will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the City Council's independent judgment and analysis.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby makes the following finding:

1. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

The Project will not have a significant effect on the environment due to required mitigations found in the Mitigated Negative Declaration and Mitigation Monitoring Report, per Section 15074 of the California Environmental Quality Act (CEQA).

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF VALLEJO HEREBY RESOLVES TO:

- (1) ADOPT the Resolution approving Planned Development (Unit Plan) #07-0008 and Minor Exception #07-0004 for the development of fourteen townhome condominium unit
- (2) ADOPT the Mitigated Negative for the Solano Townhome Project

ADOPTED by the Council of the City of Vallejo at a regular meeting held on November 18, 2008 with the following vote:

CONDITIONS OF APPROVAL

**TENTATIVE MAP #07-0009
PLANNED DEVELOPMENT (UNIT PLAN) #07-0008
MINOR EXCEPTION #07-0004**

(APN's# 0059-041-110, 120)

CONDITIONS OF APPROVAL:

Planning Division

1. Prior to building permit submittal, redesign the building elevations based on the architectural concepts show in Exhibit C, subject to staff review and approval.
2. Prior to building permit issuance, provide a final color and material board for staff review and approval. Building colors selected shall compliment the existing neighborhood.
3. Prior to issuance of first Certificate of Occupancy, provide CC&R's for staff and City Attorney review and approval. CC&R's shall include the following language:
 - Non-residential uses shall comply with the Home Occupation regulations chapter (16.60) of the Vallejo Municipal Code.
 - City approved front yard landscaping and trees shall not be modified without HOA and city approval.
4. Prior to building permit issuance, provide a revised detail for a "Solano Townhome Guest Parking Only" sign in front of the two guest spaces and details for any other proposed signage or exterior lighting.
5. Construction plans shall include a detail of a play structure for the proposed tot-lot/play area.
6. During building inspection, prior to final occupancy, a noise measurement shall take place to ensure that the interior noise standard of 45dB is not exceeded.
7. Prior to construction/grading, the applicant shall submit to the Planning Division, a Condition of Approval Compliance statement. This statement shall include a Project Site Community Complaint representative name and contact number which will be on file with the city and made available to neighboring residents within 24 hours upon request.

Building Division

1. Exiting must comply with code section 1025.7

Fire Prevention

1. A fire alarm system is required for this project in accordance with section 1006.2 of the CFC.
2. Additional fire hydrants may be required. Submit a complete set of plans for review and approval. All fire hydrants are to have "blue dot" highway reflectors installed on the adjacent street of the driveway to clearly identify the fire hydrant locations. (1998 CFC Section 903, Appendix III-B)
3. If security gates are desired at any entrances to the project, they shall be provided with a Fire Department approved entry system.
4. 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 basement) 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. (1998 CBC Section 310.9.1.1).
5. 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. (1998 CBC Section 310.4)
6. Large trash receptacles placed adjacent to combustible construction, unprotected openings in structures, or in areas with heavy accumulations of vegetation extending over the top, shall be protected by at least one automatic fire sprinkler head. If the building is not equipped with a fire sprinkler system, the dumpster head may be supplied by the domestic water system. (1998 CFC 1103.2.2).

Vallejo Sanitation and Flood Control District

1. Prior to building permit issuance, pay a plan review prior to further review (\$310.00).
2. Resubmit plan documents for additional review.
3. After plan approval, submit a **VSFCD** Connection Permit Application (SSI) Form for connection fee calculations (\$20 submittal fee).

4. Area within refuse enclosures shall drain to the sanitary sewer system. The outside perimeter of the trash enclosure shall be graded to prevent stormwater from draining into the sanitary sewer system. The trash enclosure shall be covered with a roof or awning.
5. On cover sheet, add VSFCDC signature block (enclosed).
6. Add a district clean out to the proposed 8" SS lateral at back of walk, if it is to be placed within the driveway area, a traffic rated lid is required.
7. Fill out pretreatment questionnaire (enclosed).
8. Label the SS facilities and SD facilities (mains, manholes, etc.) within the project as private no to be maintained by VSFCDC.
9. Add VSFCDC SS and SD notes (enclosed) .
10. Add a SDCB within the public right of way on the proposed 12" SD to separate private SD from Public SD.
11. SSMH #1 shall be called out as a SSMH per District Standard Drawing #8.
12. Pay plan review fee (enclosed).
13. Conditional approval from VSFCDC includes that the HOA and applicant cannot change project details once construction is commenced.

City Engineer

Specific conditions are as following:

1. Approval of this Tentative Map is subject to abandonment of ten feet of each of Solano Avenue and Nine Street right of way by the City Council of City of Vallejo.
2. Submit site grading, drainage, improvement, utilities and landscaping plans for review and approval. Site plan shall show all proposed existing improvements and utility services.
3. Surface runoff from the site shall be intercepted on site, piped and tied into an approved public storm drain system.
4. Submit geotechnical investigation report for this project for review.

5. Install standard curb, gutter, sidewalk and driveway approach fronting the property along Solano Avenue and Nine Street. (six feet wide fronting Solano Avenue and four feet wide fronting Nine Street).
6. Multiple trenches along Solano Avenue and 9th Street require grinding and overlay the streets to City standard.
7. The existing over head utility wires fronting the property along Nine Street and Solano Avenue are partially within the proposed abandonment of right of way. The applicant must work with utility companies to resolve any conflict that may arise as to clearance with the proposed building or any other issues.
8. Install required City Standard Street light fronting the property along Nine Street and Solano Avenue.
9. Install standard Stop Sign (R1-1) and No Left Turn (R3-2) on the same post at the exit of private access.
10. Prior to final map approval pay fair share cost of the future traffic signal installation for the intersection of Nine Street and Solano Avenue. The fair share cost will be determined by a traffic study and Public Works Department. (It has been estimated by City Traffic Engineer that present fair share cost is about \$6,000.00. This amount has been derived from a 2% traffic volume contribution by the project and \$300,000 cost of a five legged traffic signal light).
11. Prior to final map approval in lieu of under-grounding overhead utility wires fronting the property along Solano Avenue and Ninth Street, pay \$500.00 per linier foot of frontage for the share cost of future under-grounding of overhead utility wires.
12. Prior to recording the final map, the owner shall pay the City charges required by Solano County for providing copies of the recorded map to the City (\$15.00/sheet).
13. Prior to Final Map approval, establish a Homeowners Association for operation and maintenance of private access, play area, landscaping, irrigation system, drainage ditches, fences and appropriate signage and hardware, light system, and other private facilities subject to the approval of the Planning Division, Public Works Director, and the City Attorney. The Covenants, Conditions and Restrictions of all deeds issued within the townhouse shall contain provisions requiring participation in the said Homeowners Association.
14. Prior to acceptance of subdivision the Homeowners Association must accept the private elements of townhouse improvements.

15. Prior to approval of Final Map submit CC&R for review of Planning, Public Works, City Attorney and the VSFCO for review
16. Prior to acceptance of the project, the landscape architect for the project must perform a complete and thorough field review of the landscape irrigation and planting within the project and provide the City in writing a certificate that all landscaping, planting, and irrigation within the project is in full compliance with the City ordinances and guidelines and approved landscape, planting and irrigation plans.
17. Address map for this project shall be submitted ahead of time so that all concerned departments/agencies have enough time to review.
18. Prior to issuance of first building permit dedicate Parcel "A" and Private Access (Known as Common Area) to the Homeowners Association.
19. Install standard "NO Parking" signs fronting the property along Solano Avenue.
20. Paint the curb red along Ninth Street fronting the property at the first driveway access and 10' of curb on each side from the curb return at the second driveway. Allow 20' of parking between first driveway access and second.
21. Based on new updated fee schedule prior to approval of final map, the owner shall pay to the City of Vallejo map checking fee.
22. During construction, it shall be the responsibility of the developer to provide for safe traffic control in and around the site. This may include but not be limited to signs, flashing lights, barricades and flag persons.
23. Public rights-of-way shall not be used for staging building construction activities, including but not limited to, storage of construction material and equipment. The street and sidewalks must be kept free of construction debris, mud, and other obstacles and must remain open to traffic at all times.

STANDARD CONDITIONS

Planning Division

1. 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.
2. All graffiti shall be removed from the walls, fences, and/or buildings within one hundred twenty hours of its appearance on the property.

3. Exterior lighting should be high pressure sodium, or equivalent type, and shall have an illumination intensity of between one and four footcandles. Lights shall be directed and shielded so as not to glare onto adjoining residential properties. Lights shall have a housing to protect against breakage. Broken or burnt out lights shall be replaced within one hundred twenty hours.
4. Exterior noise emanating from the development shall meet the City's noise performance standards and comply with the City's Noise Element.

Fire Prevention

1. Submit a numbered list to the Fire Prevention Division stating how each condition of project approval will be satisfied. F1
2. The project shall conform to all applicable requirements of Title 19-Public Safety, 2001 CFC and all VMC Amendments. F2
3. Automatic fire sprinkler extinguishing systems are required for all residential, commercial and industrial occupancies (2007 CFC Section 1003.1.2 added VMC Section 12.28.190) F3
4. Prior to building permit issuance, building construction plans and plans for required fire protection systems (automatic sprinklers, smoke alarms, etc.) shall be submitted to Fire Prevention for review and approval. All applicable plan review and inspection fees shall be paid. F4
5. Prior to occupancy/final building inspection, install 3A-40BC portable fire extinguishers as required by the Fire Prevention Division. (2001 CFC Standard 10-1; NFPA 10) F8
6. Prior to occupancy/final building inspection, install approved numbers or addresses on all building in such a position as to be clearly visible and legible from the street. Commercial occupancies shall have numeral or letters not less than 6 inches in height of contrasting background, and illuminated at night. (1998 CFC Section 901.4.4; added VMC Section 12.28.170) F9
7. Prior to occupancy/final building inspection, install "No Parking Fire Lane" signs along interior access roadways, in location where vehicle parking would encroach on a 20-foot clear width of roadway (CVC Section 22500.1; CalTrans Traffic Manual, sign #R26f). F10
8. Prior to occupancy/final building inspection, all applicable fees shall be paid before a final Fire Prevention inspection shall be conducted. All meeting and inspections require a minimum 24-hour advance request. F11

9. Development sites shall be maintained weed free during construction. (2001 CFC Section 1103.2.4) F12

Water Division

1. **WATER SYSTEM PLANS.** 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 Improvement Plan approval and building permit issuance, water system improvement plans shall be submitted to the **Water Division** 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 any new water mains.
 - g. 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). W3.
2. **FIRE FLOW REQUIREMENTS.** Fire flow requirements of the Fire department shall be complied with. 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.
 1. For single family residential units, the fire flow is 1,500 gpm.
 2. 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. W4.
3. **HYDRAULIC CALCULATIONS.** Prior to Improvement Plan approval and building permit issuance, hydraulic calculations shall be submitted to the **Water Superintendent** demonstrating that the fire flow requirements are complied with. W5.
4. **FIRE PROTECTION SYSTEMS.** 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. W6.
5. **WATER EASEMENTS.** 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.
 - c. Other facilities will be reviewed by the Water Division. W7.
6. **WATER SERVICE BONDS AND FEES.** 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 of Vallejo 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, disinfection, 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. W9.
7. **WATER SYSTEM INSTALLATION.** Prior to occupancy or final building inspection, install water system improvements as required. Backflow device/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping. W10.

Public Works

Standard Comments/Requirements:

1. Submit a parcel map prepared by a qualified registered civil engineer or Land Surveyor for review and approval. Submit preliminary title report and all pertinent documents for map review. (VMC 15.12. 030).
2. Install standard driveway approach per City standard. (COV, Regulations & Standard Specifications,1992).

Additional standard comments that may apply are:

- PW1. **HOW PROJECT CONDITIONS SATISFIED.** Prior to building permit issuance, 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.
- PW2. **PUBLIC IMPROVEMENT STANDARDS.** All public improvements shall be designed to City of Vallejo standards and to accepted engineering design standards. The **City Engineer** has all such standards on file and the Engineer's decision shall be final regarding the specific standards that shall apply. (COV, Regulations & Standard Specifications,1992).

- PW3. **IMPROVEMENT PLANS.** Prior to building permit submittals, submit three sets of plans to the **Department of Public Works** for plan check review and approval. (Improvement or civil plans are to be prepared by a licensed civil engineer.) Plans are to include, but may not be limited to, grading and erosion control plans, improvement plans, joint trench utility, street light plans, and landscaping, irrigation and fencing plans and all supporting documentation, calculations and pertinent reports. (COV, Regulations & Standard Specifications, 1992 Section 1.1.7-A).
- PW4. **GRADING** Prior to issuance of grading permit, submit a soils report for review. An independent soils and geological review of the project may be required. The City shall select the soils engineer with the cost of the study to be borne by the developer/project sponsor. Site grading shall comply with City Municipal Code. (VMC, Chapter 12.40).
- PW5. **LINE OF SIGHT CRITERION.** In design of grading and landscaping, line of sight distance shall be provided based on Caltrans standards. Installation of fencing, signage, above ground utility boxes, etc. shall not block the line of sight of traffic and must be set back as necessary. (VMC, Section 10.14).
- PW6. **ON-SITE SOILS ENGINEER.** During grading operations, the project geologist or soils engineer and necessary soils testing equipment must be present on site. In the absence of the soils engineer or his representative on site, the **Department of Public Works** shall shut down the grading operation. (VMC, Section 12.40.080).
- PW7. **DUST AND EROSION CONTROL.** All dust and erosion control shall be in conformance with City standards and ordinances. (VMC, Sections 12.40.050 & 12.40.070).
- PW8. **COMPACTION TESTS.** Prior to building permit issuance or acceptance of grading, compaction test results and certification letter from the project soils engineer and civil engineer confirming that the grading is in conformance with the approved plans must be submitted to the **Department of Public Works** for review and approval. Test values must meet minimum relative compaction recommended by the soils engineer (usually at least 90 percent). (VMC, Section 12.40.070-R).
- PW9. **DRIVEWAY STANDARDS.** Entrances to any private project must be standard driveway approaches unless deviation is permitted by the **City Engineer**. (VMC, Section 12.04.100).
- PW10. **STREET EXCAVATION PERMIT.** Obtain a street excavation permit from the **Department of Public Works** prior to performing any work within City streets or rights-of-way, or prior to any cutting and restoration work in existing public streets for utility trenches. All work shall conform to City standards. (VMC, Section 10.08).

- PW11. ENCROACHMENT PERMIT.** Prior to building permit issuance, obtain an encroachment permit from the **Department of Public Works** for all work proposed within the public right-of-way. (VMC, Section 10.16).
- PW12. TRAFFIC CONTROL PLAN.** Prior to start of construction, submit a traffic control plan to the **Department of Public Works** for review and approval. (Caltrans Traffic Manual).
- PW13. COORDINATION OF CONSTRUCTION INSPECTION.** Construction inspection shall be coordinated with the **Department of Public Works** and no construction shall deviate from the approved plans. (COV, Regulation & Standard Specification Sections 1.1.4 & 1.1.5).
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- PW15. BONDS AND FEES.** Prior to approval of construction plans, provide bonds and pay applicable fees. Bonding shall be provided to the City in the form of a "Performance Surety" and a separate "Labor and Materials Surety" in amounts stipulated by City ordinance. (VMC, Section 15.12.090, Resolution Nos. 84-554 N. C. and 02-55 N. C.)
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- PW19. STREET TREES.** Prior to release for occupancy, plant required street trees in accordance with City Municipal Code. The list of approved trees is available in the office of the Public Works Director. The minimum standard shall be at least one tree for each 50 feet of street frontage or fraction thereof, including secondary or side streets. Street tree(s) shall be inspected by Public Works Landscape Inspector prior to release for occupancy. (VMC, Section 15.06.190 and Regulations and Standard Specifications Section 3.3.48).
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PW21. SIGNAL INTERCONNECT CABLES. There are fiber optic and /or copper signal inter connect cables located at the edge of the roadway or under the sidewalk. The plans should address either the relocation of these cables or a note should be made of the cable location. A warning should be included on the plans stating that if the cable damaged, the entire length of the cable between the two nearest hubs will be will be replaced by the contractor unless otherwise authorized by the City Engineer.

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K:/citywide/public/ai/pl/Solano Townhomes(GPA-ZMA)/conditions

CONDITIONS OF APPROVAL

**TENTATIVE MAP #07-0009
PLANNED DEVELOPMENT (UNIT PLAN) #07-0008
MINOR EXCEPTION #07-0004**

(APN's# 0059-041-110, 120)

CONDITIONS OF APPROVAL:

Planning Division

1. Prior to building permit issuance, provide a final color and material board for staff review and approval. Building colors selected shall compliment the existing neighborhood.
2. Prior to issuance of first Certificate of Occupancy, provide CC&R's for staff and City Attorney review and approval. CC&R's shall include the following language:
 - Non-residential uses shall comply with the Home Occupation regulations chapter (16.60) of the Vallejo Municipal Code.
 - City approved front yard landscaping and trees shall not be modified without HOA and city approval.
3. Prior to building permit issuance, provide a revised detail for a "Solano Townhome Guest Parking Only" sign in front of the two guest spaces and details for any other proposed signage or exterior lighting.
4. Construction plans shall include a detail of a play structure for the proposed tot-lot/play area.
5. During building inspection, prior to final occupancy, a noise measurement shall take place to ensure that the interior noise standard of 45dB is not exceeded.
6. Prior to construction/grading, the applicant shall submit to the Planning Division, a Condition of Approval Compliance statement. This statement shall include a Project Site Community Complaint representative name and contact number which will be on file with the city and made available to neighboring residents within 24 hours upon request.

Building Division

1. Exiting must comply with code section 1025.7

Fire Prevention

1. A fire alarm system is required for this project in accordance with section 1006.2 of the CFC.
2. Additional fire hydrants may be required. Submit a complete set of plans for review and approval. All fire hydrants are to have "blue dot" highway reflectors installed on the adjacent street of the driveway to clearly identify the fire hydrant locations. (1998 CFC Section 903, Appendix III-B)
3. If security gates are desired at any entrances to the project, they shall be provided with a Fire Department approved entry system.
4. 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 basement) 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. (1998 CBC Section 310.9.1.1).
5. 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. (1998 CBC Section 310.4)
6. Large trash receptacles placed adjacent to combustible construction, unprotected openings in structures, or in areas with heavy accumulations of vegetation extending over the top, shall be protected by at least one automatic fire sprinkler head. If the building is not equipped with a fire sprinkler system, the dumpster head may be supplied by the domestic water system. (1998 CFC 1103.2.2).

Vallejo Sanitation and Flood Control District

1. Prior to building permit issuance, pay a plan review prior to further review (\$310.00).
2. Resubmit plan documents for additional review.
3. After plan approval, submit a **VSFCD** Connection Permit Application (SSI) Form for connection fee calculations (\$20 submittal fee).
4. Area within refuse enclosures shall drain to the sanitary sewer system. The outside perimeter of the trash enclosure shall be graded to prevent stormwater

from draining into the sanitary sewer system. The trash enclosure shall be covered with a roof or awning.

5. On cover sheet, add VSFCDD signature block (enclosed).
6. Add a district clean out to the proposed 8" SS lateral at back of walk, if it is to be placed within the driveway area, a traffic rated lid is required.
7. Fill out pretreatment questionnaire (enclosed).
8. Label the SS facilities and SD facilities (mains, manholes, etc.) within the project as private no to be maintained by VSFCDD.
9. Add VSFCDD SS and SD notes (enclosed) .
10. Add a SDCB within the public right of way on the proposed 12" SD to separate private SD from Public SD.
11. SSMH #1 shall be called out as a SSMH per District Standard Drawing #8.
12. Pay plan review fee (enclosed).
13. Conditional approval from VSFCDD includes that the HOA and applicant cannot change project details once construction is commenced.

City Engineer

Specific conditions are as following:

1. Approval of this Tentative Map is subject to abandonment of ten feet of each of Solano Avenue and Nine Street right of way by the City Council of City of Vallejo.
2. Submit site grading, drainage, improvement, utilities and landscaping plans for review and approval. Site plan shall show all proposed existing improvements and utility services.
3. Surface runoff from the site shall be intercepted on site, piped and tied into an approved public storm drain system.
4. Submit geotechnical investigation report for this project for review.
5. Install standard curb, gutter, sidewalk and driveway approach fronting the property along Solano Avenue and Nine Street. (six feet wide fronting Solano Avenue and four feet wide fronting Nine Street).

6. Multiple trenches along Solano Avenue and 9th Street require grinding and overlay the streets to City standard.
7. The existing over head utility wires fronting the property along Nine Street and Solano Avenue are partially within the proposed abandonment of right of way. The applicant must work with utility companies to resolve any conflict that may arise as to clearance with the proposed building or any other issues.
8. Install required City Standard Street light fronting the property along Nine Street and Solano Avenue.
9. Install standard Stop Sign (R1-1) and No Left Turn (R3-2) on the same post at the exit of private access.
10. Prior to final map approval pay fair share cost of the future traffic signal installation for the intersection of Nine Street and Solano Avenue. The fair share cost will be determined by a traffic study and Public Works Department. (It has been estimated by City Traffic Engineer that present fair share cost is about \$6,000.00. This amount has been derived from a 2% traffic volume contribution by the project and \$300,000 cost of a five legged traffic signal light).
11. Prior to final map approval in lieu of under-grounding overhead utility wires fronting the property along Solano Avenue and Ninth Street, pay \$500.00 per linier foot of frontage for the share cost of future under-grounding of overhead utility wires.
12. Prior to recording the final map, the owner shall pay the City charges required by Solano County for providing copies of the recorded map to the City (\$15.00/sheet).
13. Prior to Final Map approval, establish a Homeowners Association for operation and maintenance of private access, play area, landscaping, irrigation system, drainage ditches, fences and appropriate signage and hardware, light system, and other private facilities subject to the approval of the Planning Division, Public Works Director, and the City Attorney. The Covenants, Conditions and Restrictions of all deeds issued within the townhouse shall contain provisions requiring participation in the said Homeowners Association.
14. Prior to acceptance of subdivision the Homeowners Association must accept the private elements of townhouse improvements.
15. Prior to approval of Final Map submit CC&R for review of Planning, Public Works, City Attorney and the VSFCD for review
16. Prior to acceptance of the project, the landscape architect for the project must perform a complete and thorough field review of the landscape irrigation and

- planting within the project and provide the City in writing a certificate that all landscaping, planting, and irrigation within the project is in full compliance with the City ordinances and guidelines and approved landscape, planting and irrigation plans.
17. Address map for this project shall be submitted ahead of time so that all concerned departments/agencies have enough time to review.
 18. Prior to issuance of first building permit dedicate Parcel "A" and Private Access (Known as Common Area) to the Homeowners Association.
 19. Install standard "NO Parking" signs fronting the property along Solano Avenue.
 20. Paint the curb red along Ninth Street fronting the property at the first driveway access and 10' of curb on each side from the curb return at the second driveway. Allow 20' of parking between first driveway access and second.
 21. Based on new updated fee schedule prior to approval of final map, the owner shall pay to the City of Vallejo map checking fee.
 22. During construction, it shall be the responsibility of the developer to provide for safe traffic control in and around the site. This may include but not be limited to signs, flashing lights, barricades and flag persons.
 23. Public rights-of-way shall not be used for staging building construction activities, including but not limited to, storage of construction material and equipment. The street and sidewalks must be kept free of construction debris, mud, and other obstacles and must remain open to traffic at all times.

STANDARD CONDITIONS

Planning Division

1. 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.
2. All graffiti shall be removed from the walls, fences, and/or buildings within one hundred twenty hours of its appearance on the property.
3. Exterior lighting should be high pressure sodium, or equivalent type, and shall have an illumination intensity of between one and four footcandles. Lights shall be directed and shielded so as not to glare onto adjoining residential properties. Lights shall have a housing to protect against breakage. Broken or burnt out lights shall be replaced within one hundred twenty hours.

4. Exterior noise emanating from the development shall meet the City's noise performance standards and comply with the City's Noise Element.

Fire Prevention

1. Submit a numbered list to the Fire Prevention Division stating how each condition of project approval will be satisfied. F1
2. The project shall conform to all applicable requirements of Title 19-Public Safety, 2001 CFC and all VMC Amendments. F2
3. Automatic fire sprinkler extinguishing systems are required for all residential, commercial and industrial occupancies (2007 CFC Section 1003.1.2 added VMC Section 12.28.190) F3
4. Prior to building permit issuance, building construction plans and plans for required fire protection systems (automatic sprinklers, smoke alarms, etc.) shall be submitted to Fire Prevention for review and approval. All applicable plan review and inspection fees shall be paid. F4
5. Prior to occupancy/final building inspection, install 3A-40BC portable fire extinguishers as required by the Fire Prevention Division. (2001 CFC Standard 10-1; NFPA 10) F8
6. Prior to occupancy/final building inspection, install approved numbers or addresses on all building in such a position as to be clearly visible and legible from the street. Commercial occupancies shall have numeral or letters not less than 6 inches in height of contrasting background, and illuminated at night. (1998 CFC Section 901.4.4; added VMC Section 12.28.170) F9
7. Prior to occupancy/final building inspection, install "No Parking Fire Lane" signs along interior access roadways, in location where vehicle parking would encroach on a 20-foot clear width of roadway (CVC Section 22500.1; CalTrans Traffic Manual, sign #R26f). F10
8. Prior to occupancy/final building inspection, all applicable fees shall be paid before a final Fire Prevention inspection shall be conducted. All meeting and inspections require a minimum 24-hour advance request. F11
9. Development sites shall be maintained weed free during construction. (2001 CFC Section 1103.2.4) F12

Water Division

1. **WATER SYSTEM PLANS.** 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 Improvement Plan

approval and building permit issuance, water system improvement plans shall be submitted to the **Water Division** 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 any new water mains.
 - g. 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). W3.
2. **FIRE FLOW REQUIREMENTS.** Fire flow requirements of the Fire department shall be complied with. 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.
1. For single family residential units, the fire flow is 1,500 gpm.
 2. 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. W4.
3. **HYDRAULIC CALCULATIONS.** Prior to Improvement Plan approval and building permit issuance, hydraulic calculations shall be submitted to the **Water Superintendent** demonstrating that the fire flow requirements are complied with. W5.
4. **FIRE PROTECTION SYSTEMS.** 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. W6.
5. **WATER EASEMENTS.** 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.
 - c. Other facilities will be reviewed by the Water Division. W7.
6. **WATER SERVICE BONDS AND FEES.** 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 of Vallejo 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, disinfection, 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. W9.

7. **WATER SYSTEM INSTALLATION.** Prior to occupancy or final building inspection, install water system improvements as required. Backflow device/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping. W10.

Public Works

Standard Comments/Requirements:

1. Submit a parcel map prepared by a qualified registered civil engineer or Land Surveyor for review and approval. Submit preliminary title report and all pertinent documents for map review. (VMC 15.12. 030).
2. Install standard driveway approach per City standard. (COV, Regulations & Standard Specifications,1992).

Additional standard comments that may apply are:

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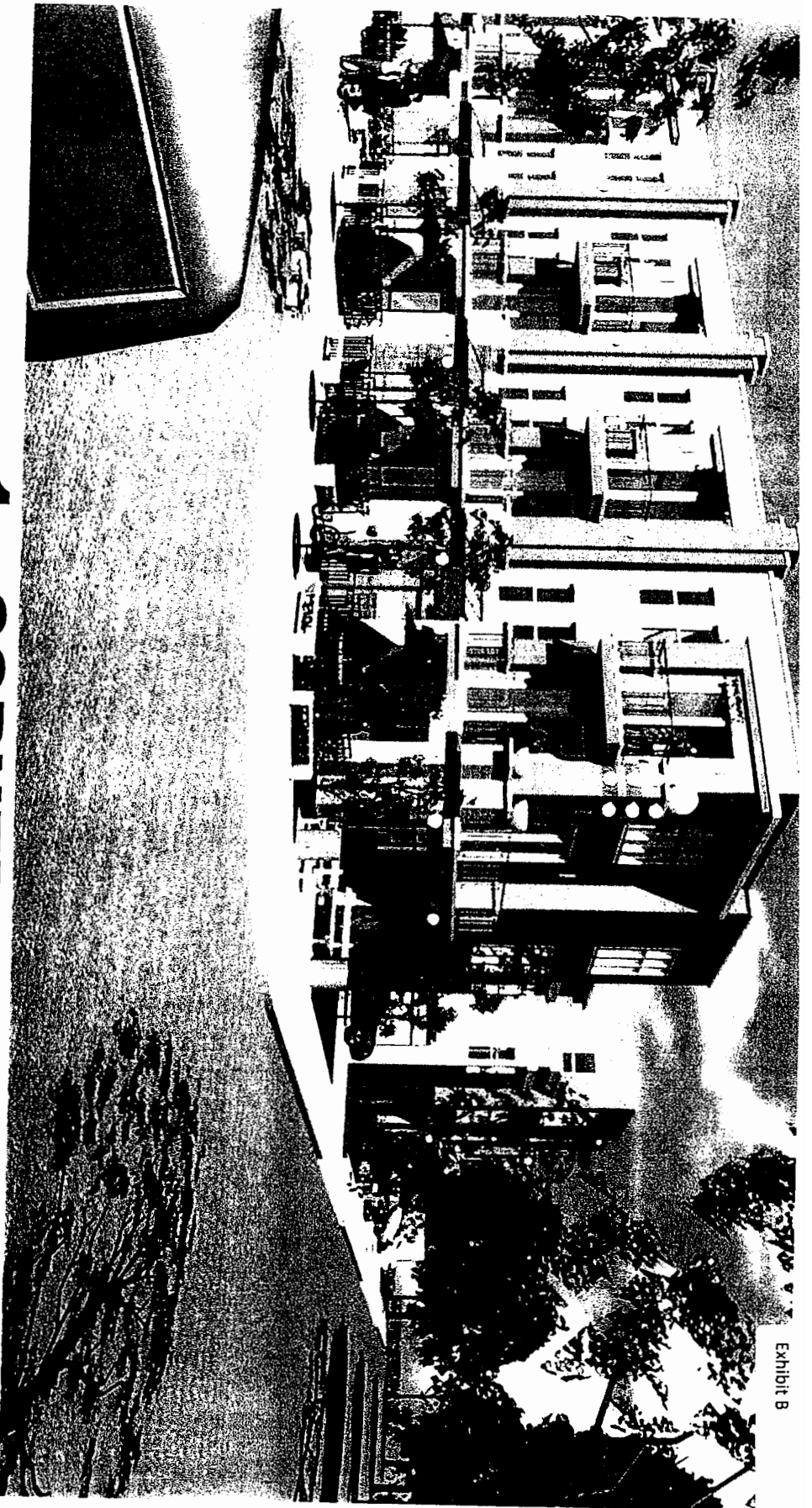
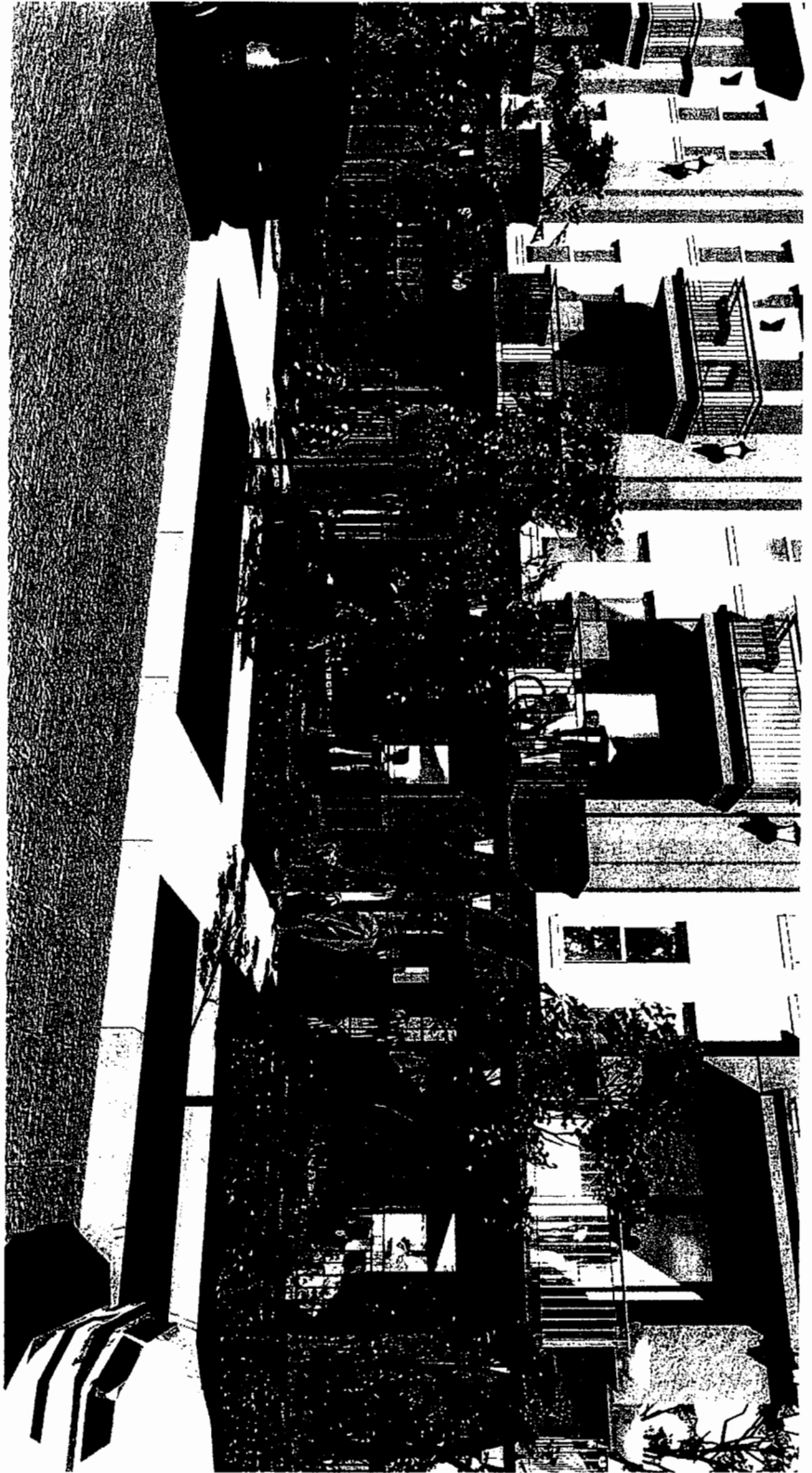


Exhibit B

1 - CORNER OF SOLANO AVE. & 9TH. STREET

PREPARED BY THE SOLANO VILLAGE PLANNING DEPT SUBMITTAL



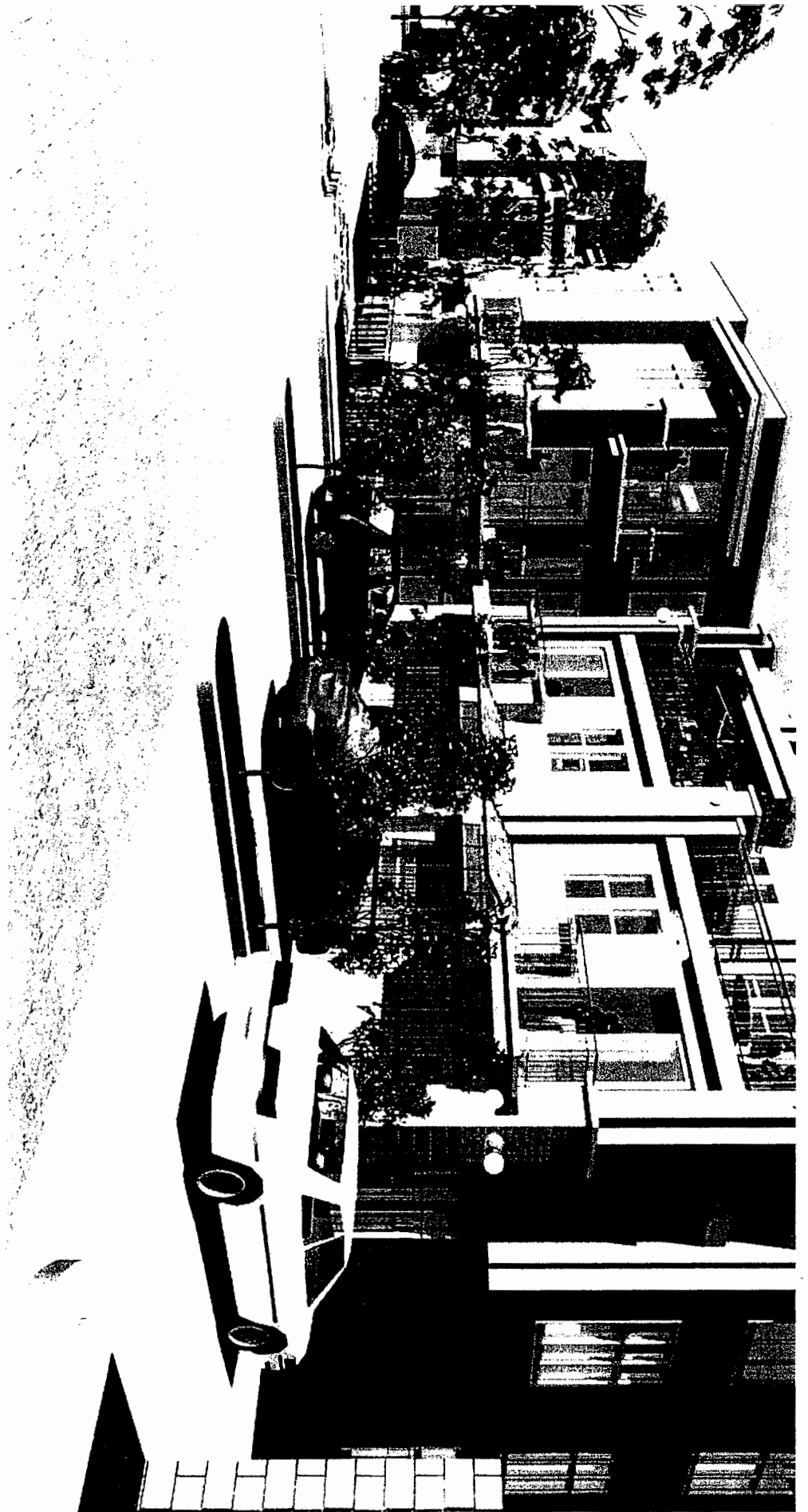
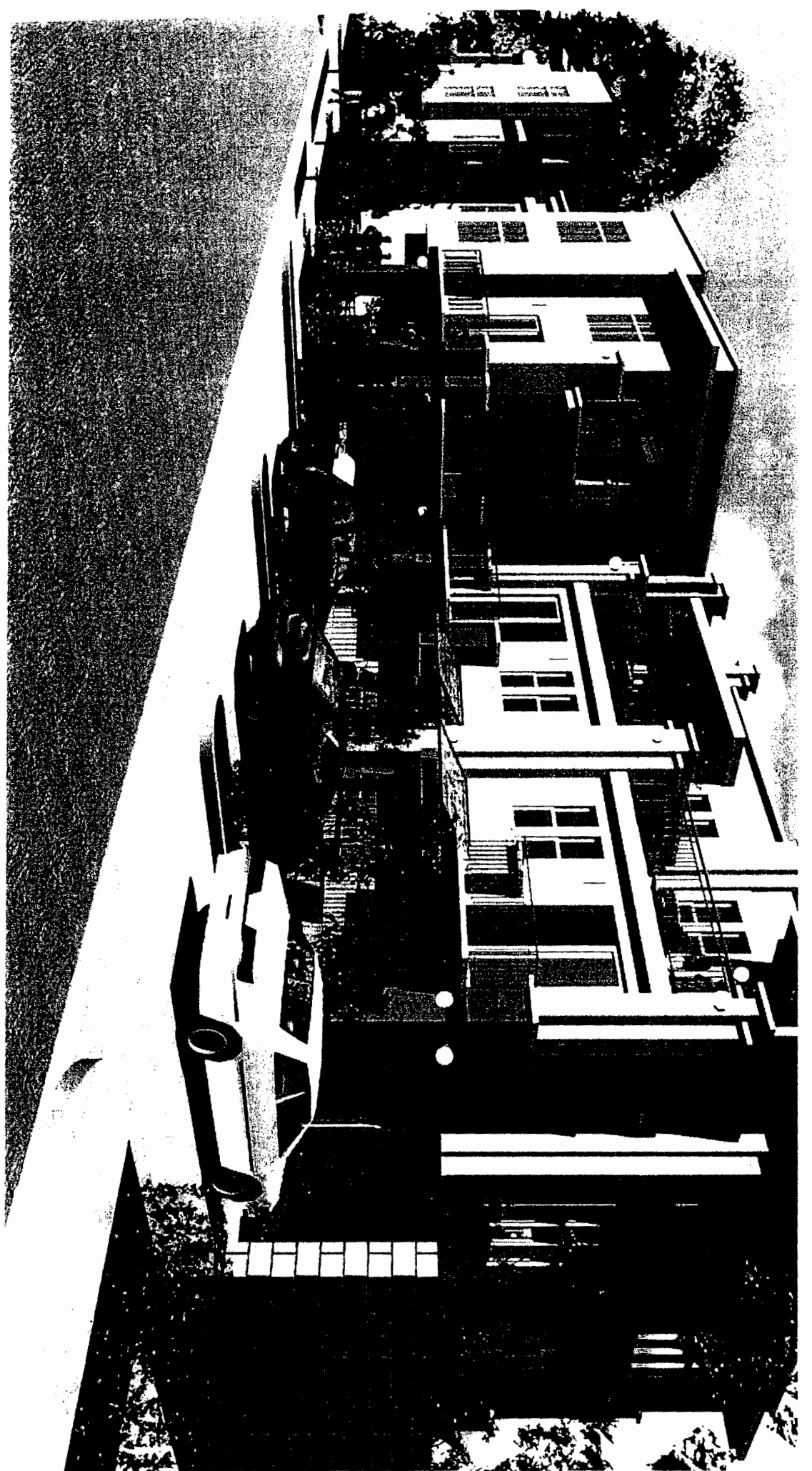


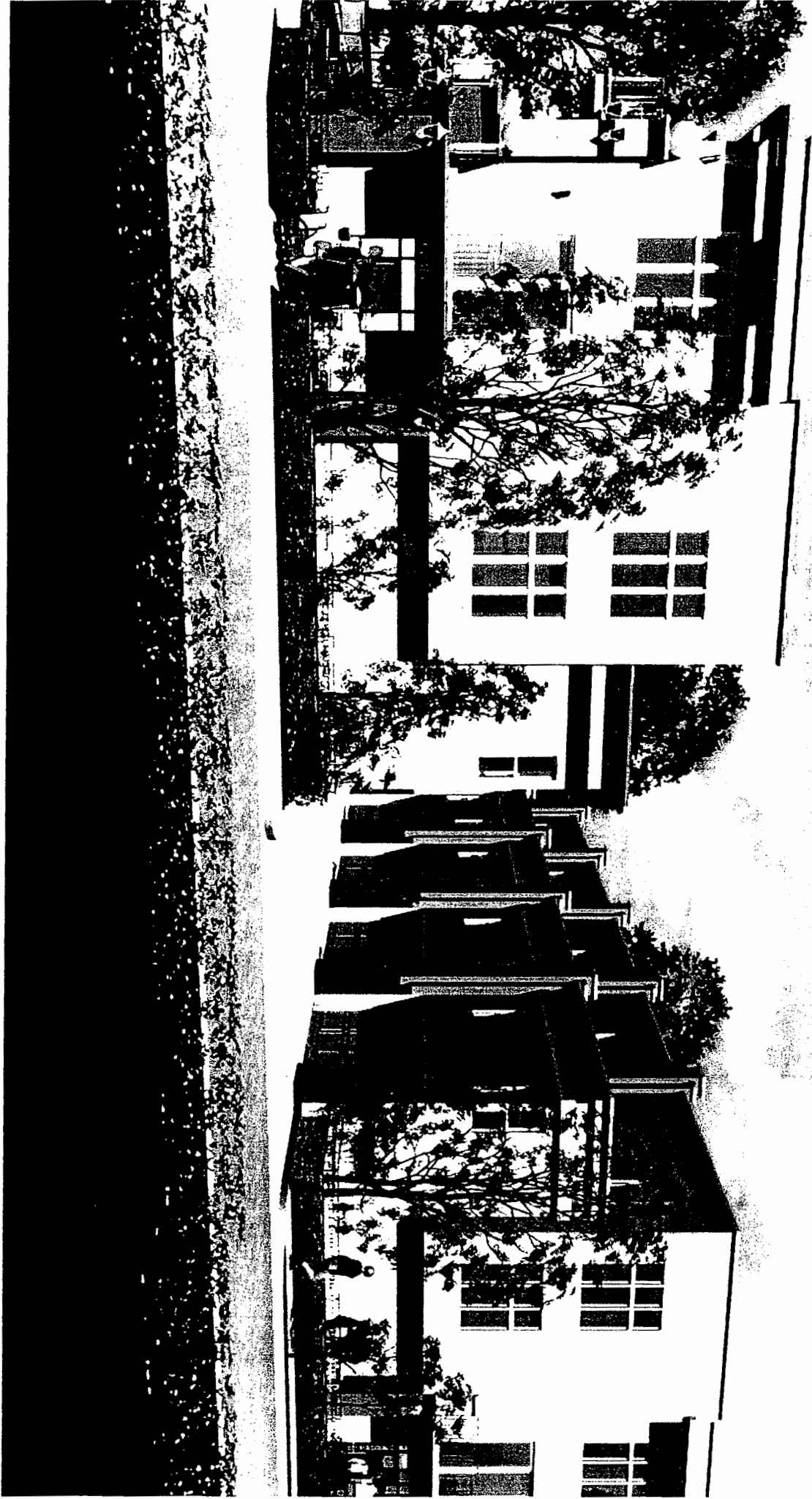
Exhibit B





3 - DRIVEWAY ENTRANCE OPENING ON 9TH. STREET

02/20/2008 3:41 PM: ISLAND VILLAGE PLANNING DEPT SUBMITTAL



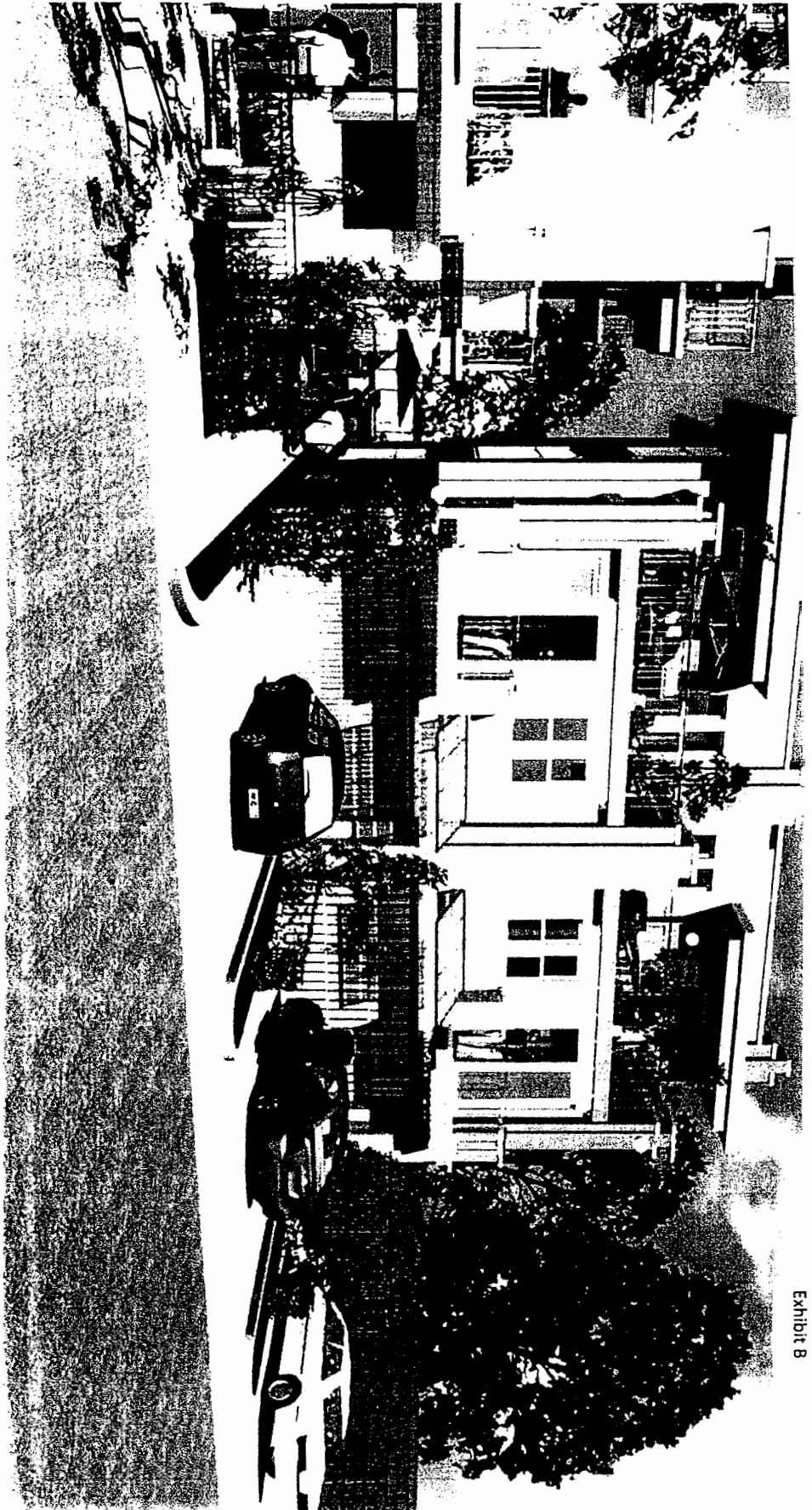
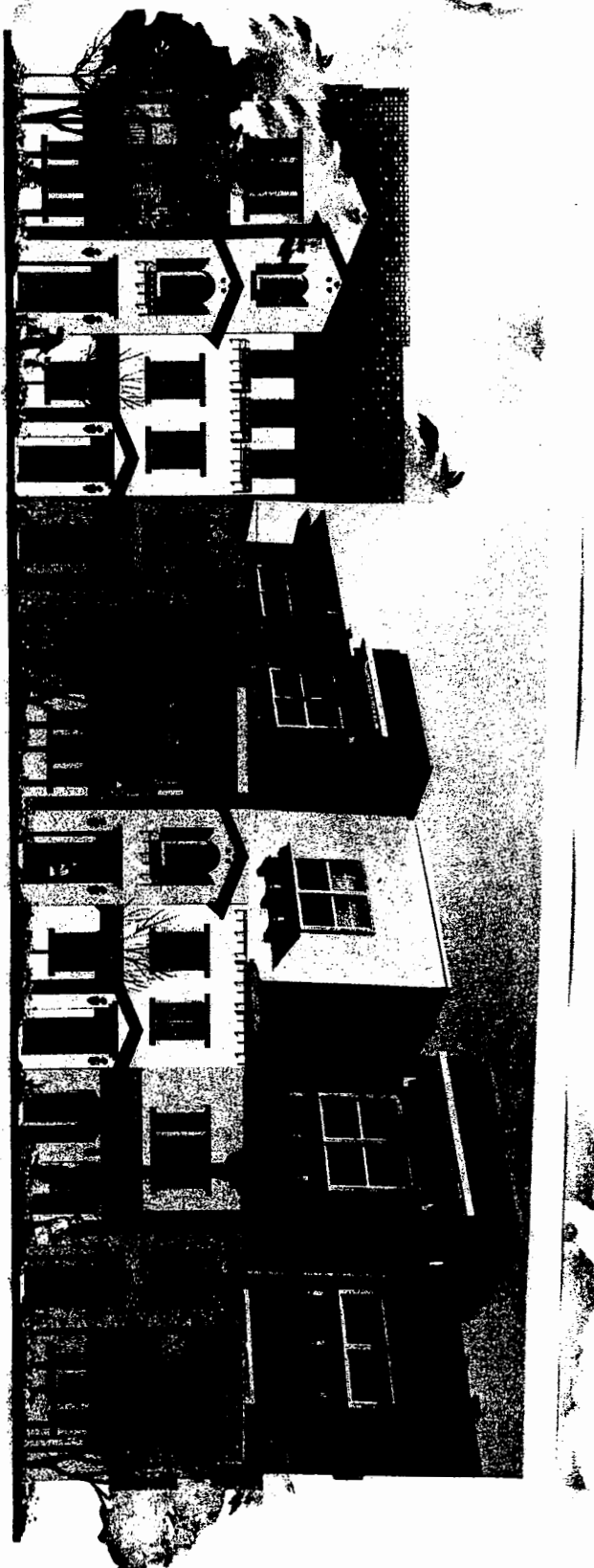


Exhibit B

4 - DUPLEX UNITS ON 9TH. STREET

STANDARD 3x12 PINE ISLAND VILLAGE PLANNING DEPT SUBMITTAL





Mission



CONCEPTUAL FRONT ELEVATION
KENNEDY LANE
Vallejo, California





Mission

CONCEPTUAL FRONT ELEVATION

K E N N E D Y L A N E

V a l l e j o , C a l i f o r n i a



KTGY GROUP, INC.
ARCHITECTURE PLANNING
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
GENERAL CONTRACTING
CONSTRUCTION MANAGEMENT
10000 KENNEDY BLVD
SUITE 100
VALLEJO, CA 94590
TEL: 925.279.8800



townhouses were also built on the site. These were designed to acknowledge the surrounding homes and semi-industrial area, says Tang.

“For example, the new houses, opposite existing single-family homes, have similar pitched roofs and are stepped down in height to look less imposing. Stoops and arbors add to the friendly look. The houses on the more industrial side have flat roofs in keeping with existing architecture.

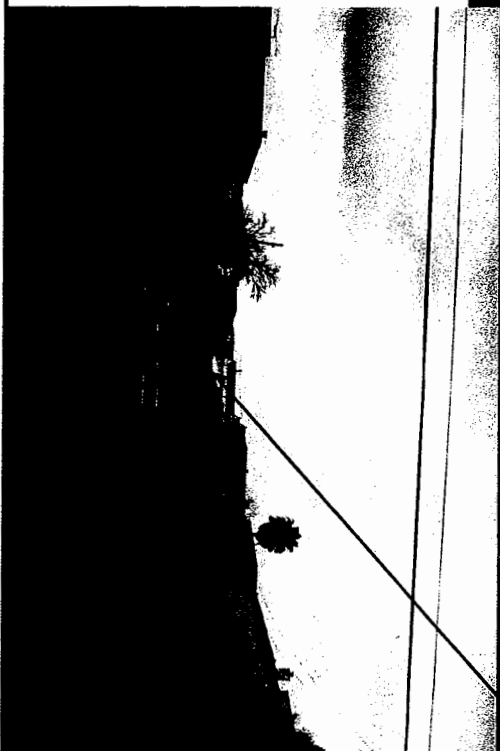
For more details, contact MVE & Partners, 350 Frank H Ogawa Pl, Suite 100, Oakland, CA 94612, phone (510) 267 3188, fax (510) 267 3199. Website: www.mve-architects.com.



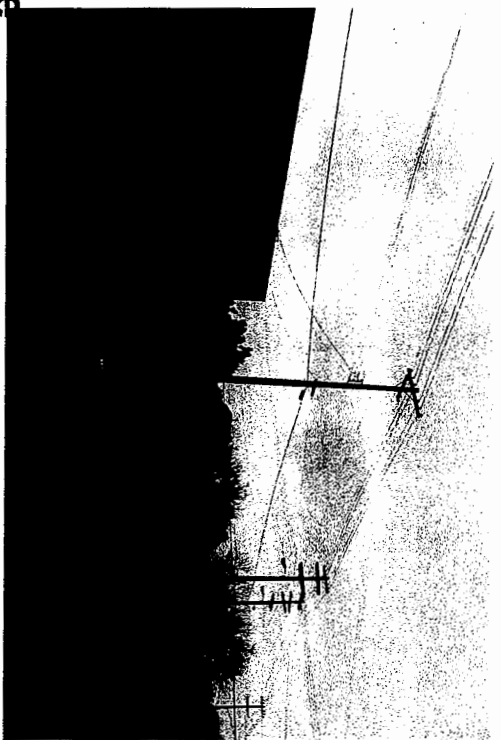
Above: To create a people-friendly living environment, the townhouses and the loft conversions are built around a central, grassed park. Homes also feature stoops reminiscent of traditional East Coast brownstones.

Left: Two car garages are a feature of the townhouses. Other parking is located on the perimeter of the square.

Solano Village Townhomes



Project Site



Solano Village Townhomes



8. PUBLIC HEARINGS

APPROVING A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE AMENDING THE ZONING MAP TO REZONE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SOLANO AVENUE AND NINTH STREET AND A RESOLUTION AMENDING THE GENERAL PLAN AND APPROVE PLANNED DEVELOPMENT UNIT PLAN AND MINOR EXCEPTION TO FACILITATE DEVELOPMENT OF FOURTEEN RESIDENTIAL CONDOMINIUM TOWNHOME UNITS

Vice Mayor Bartee recused himself due to a financial interest in this item. Councilmember Wilson recused himself due to a financial interest in this item.

Marcus Adams, Associate Planner, presented a brief power point of this item to Council.

Councilmember Hannigan considered this a great example of in-fill but is concerned about guest parking and the enforcement of CC&R's requiring owners to use their garages for parking only and not for storage.

Don Hazen, Planning Manager, stated the public would be the best policing agency regarding parking on the street.

Mayor Davis inquired about who would be the policing agency for this CC&R. Mayor Davis stated his concerns about the reduction in guest parking. Mayor Davis asked about the six foot wall along the property line and asked whether or not it would be a sound wall and whether it would be along the easterly or the southerly property line. Mayor Davis stated this project is supposed to be a transition project but does not seem fit in well with the existing buildings

Mr. Adams stated the wall would be along the easterly and southerly property line and there would be landscaping in front of that wall.

Mr. Hazen stated that through its size and mass the project will become a sound barrier and take on an identity of its own, along with becoming a live/work situation.

Glen Gordon, the developer, thanked Staff for their work on this project as well as Council. Regarding the design, taking into account Staff and Public input and the existing and future buildings along Solano Avenue this area could quite easily become a work/live area. The setback ranges from twenty feet to the majority of the setback being sixty-five feet. Mr. Gordon stated the heights of the buildings were lowered, the sidewalks were enlarged to give the project a more urban feel and regarding parking; by moving the bulk of the buildings toward Solano Avenue the project was able to incorporate the parking. Additionally, Mr. Gordon stated there is an excess of open area then is generally required of a project.

Mayor Davis reiterated his concerns regarding the exterior of the project and how it relates to the rest of the property in the area and how the proposed design does not conform to the property in the area.

Councilmember Gomes stated she concurred with Mayor Davis regarding the design.

Mr. Hazen stated since the project area is primarily on Solano Avenue, Staff thought that it wasn't necessary to bring the neighborhood design out to the street of Solano Avenue. Staff thought that this project would be a buffer and architecturally it doesn't match the residential design which is further down the street, but as you make that turn, there is a gradual transition from open space, to garages, to the single family neighborhood; that was the thought process.

Kent Peterman, Chairperson of the Planning Commission, stated that it concurred with Staff about not trying to imitate the neighborhood located further away, but as a transition project centered on the future of making this area a work/live situation. Mr. Peterman also concurred with Councilmember Hannigan's positive statements regarding this being an in-fill project.

Councilmember Gomes inquired if the zoning would allow for future live/work development. She also stated from the discussion it would appear that residents would self enforce parking issues.

Mr. Hazen stated the housing project took the public input into consideration regarding parking. The project initially started with a deficiency of three parking spaces and the plan had been changed to allow for a deficiency of one parking space.

Kent Peterman stated he lives on a one-way street with parking permitted only on one side and there are some people who chose to ignore that. The police have been a very effective tool in curtailing that activity.

Councilmember Gomes stated creating more housing ultimately costs the City more in services in the long run versus the amount of revenue created. She asked if a study has been done to determine the cost of services that will be provided to this development.

Mr. Whittom stated a fiscal impact study has not been completed due to the size of the project. Mr. Whittom stated the net revenue is believed to be positive but the analysis has not been done.

Councilmember Gomes stated as per the minutes of the Planning Commission meeting regarding this project, Commissioner Lori Reese-Brown stated the City is making all these concessions and inquired about how the City is benefitting from this project but no clear answer was given. Councilmember Gomes inquired as to whether the City was collecting all the fees available.

Mr. Hazen stated the only concession offered to this project was the one parking space exception. The project has paid all the required fees.

Councilmember Gomes stated the City is still under the Buchongo Settlement Agreement and Council is looking for opportunities to satisfy the requirements of that agreement. Councilmember Gomes still has a problem with the design and how it fits in with the rest of the neighborhood. Also this increased housing could bring problems to the area.

Councilmember Schivley stated her first impression although the project is beautiful it is incompatible with the neighborhood; the City has made the concession of the one parking space, but the zoning has also been changed and allows a structure much taller than surrounding structures. Councilmember Schivley has the same reservations as Mayor Davis and Councilmember Gomes regarding the architecture.

Mr. Gordon stated that the project had an earlier rendering that included a Craftsman style design but on the urging of Staff created a more 1920's industrial design that creates a buffer between the existing housing and the commercial activities of Solano Avenue. This project also creates an area of continuous sidewalks and curbs which has been a problem in the area.

Mr. Adams stated along Rice Street there is an area of about ten feet that does not belong to the property owner and Staff will have to investigate whether or not the owner has the legal right to create a contiguous sidewalk and curb on Rice Street.

Councilmember Schivley stated the architecture still causes reservations and asked the Planning Commissioner to give his opinion.

Mr. Peterman stated the Planning Commission is willing to take any Council direction regarding design into consideration.

Ms. Quintana stated the design has already been decided by the Planning Commission. The current issue is to decide on approving the zoning. If Council would like to amend the design, Council should direct Staff and the Planning Commission with specific direction to be brought back to Council at a future date.

Mayor Davis stated there is an eclectic amalgamation of architecture and design currently found in the existing neighborhood. Mayor Davis stated facades could be utilized to create a more of a transition look versus the office building like structure that exists on the currently plans.

Mr. Hazen stated that Staff will work with the applicant to work through these design issues to create a product that Council can be supportive of.

Mayor Davis stated he is more apt to approve this project because it is in a mixed use area of Solano Avenue as well as in close proximity to the Police Department so there would be no creation of additional service in that area and because the project is an in-fill project

there are no additional delays for fire response. Mayor Davis stated that with some façade changes he could be supportive of this project.

Councilmember Gomes stated she does not want to play designer but would like to see a better transition on the façade and a little more articulation instead of just that flat design.

Mr. Gordon stated there is articulation on those buildings such as balconies, reliefs and other design accoutrements that may not be easily determined from the one dimensional designs; even the computer generated images cannot convey the articulation that has been built in to this project. Mr. Gordon suggested a review by Council with Staff with a larger set of plans to see the articulation.

Councilmember Gomes stated Mr. Hazen's suggestion is most appropriate, which is to re-work the façade design and have the project brought back to Council.

Mr. Hazen stated since this is the first reading he suggested holding on first reading and defer the second reading until Staff can come back, within thirty days, to present to Council what has been changed.

Ms. Quintana stated Mr. Hazen's suggestion would not work. Council can make a condition of approval that Staff has discretion to work with the applicant to improve the façade or continue this item to the next meeting and Council would retain complete discretion on to whether to approve or disapprove of the entire project.

Mr. Hazen stated Council is obviously not comfortable with approving this project as it stands. Mr. Hazen suggested continuing the item and bringing the item back to Council as soon as possible for approval.

Councilmember Gomes stated regarding future developments, if the General Plan could be updated on a comprehensive basis then when these issues come up it would be easier to avoid problems such as these; developers would know exactly what is expected or wanted in different areas.

Mr. Peterman stated everyone on the Planning Commission agrees with Councilmember Gomes statement regarding the General Plan.

Speakers: James Moore addressed the design concepts of the project and the parking issues that may ensue. Marti Brown stated item is a good example of smart in-fill and the Planning Commission would benefit from policy documents from Council regarding design direction and an update of the General Plan.

Mayor Davis stated that in the future Staff is directed to create more public/private benefit/partnership development so that the City can benefit from more than just fees.

Councilmember Schivley made a motion to continue this item until the project can be brought back by Staff with façade changes and the continuation of sidewalk on Rice Street.

Ms. Quintana advised that Staff pick a date to bring this back, if not the Public Hearing will have to be re-advertised.

Mr. Hazen stated the developer and the architect needed sufficient time to respond to the requested changes and chose November 18, 2008.

Councilmember Gomes stated an update of the General Plan is necessary.

Councilmember Schivley made a motion to continue this item until the project can be brought back by Staff with façade changes and the continuation of sidewalk on Rice Street.

The motion to continue this item was approved by the following vote:

AYES:	Mayor Davis, Councilmembers Gomes, Hannigan, and Schivley
NOES:	None
ABSENT:	Council Sunga
ABSTENTIONS:	Vice Mayor Barteo and Councilmember Wilson

9. POLICY ITEMS

CONSIDERATION OF AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO EXTENDING A TEMPORARY MORATORIUM ON THE CONVERSION OF MOBILE HOME PARKS TO RESIDENT OWNERSHIP FOR A PERIOD OF 90 DAYS THROUGH AND INCLUDING JANUARY 21, 2009

10. ADMINISTRATIVE ITEMS - NONE

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

12. WRITTEN COMMUNICATIONS

13. CITY MANAGER'S REPORT

14. CITY ATTORNEY'S REPORT

15. COMMUNITY FORUM

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

17. CLOSED SESSION - None

18. ADJOURNMENT

The meeting adjourned at 9:21 p.m.





CITY OF VALLEJO

Agenda Item No.

COUNCIL COMMUNICATION

Date: October 21, 2008

TO: Mayor and Members of the City Council

FROM: Craig Whittom, Assistant City Manager / Community Development
Bob Adams, Development Services Director
Don Hazen, Planning Manager

SUBJECT: CONSIDERATION OF A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE AMENDING THE ZONING MAP TO REZONE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SOLANO AVENUE AND 9TH STREET AND A RESOLUTION AMENDING THE GENERAL PLAN AND APPROVE A PLANNED DEVELOPMENT UNIT PLAN AND MINOR EXCEPTION TO FACILITATE DEVELOPMENT OF FOURTEEN RESIDENTIAL CONDOMINIUM TOWNHOME UNITS

BACKGROUND & DISCUSSION

On March 26, 2008, staff conducted a neighborhood meeting to solicit public input on the project. On September 15, 2008, the Planning Commission unanimously approved Tentative Map #07-0009, and recommended City Council approval of a unit plan, minor exception, and an amendments to the General Plan and Zoning Ordinance.

- *General Plan Amendment*

The existing General Plan land use classifications of "General Commercial" and "Low Density Residential" are not compatible with the proposed "high density" residential use. To resolve this incompatibility, staff is recommending the land use classification be changed to "High Density Residential (17.4 + units per acre)"

As noted in the staff analysis in the attached Planning Commission report, staff believes that the subject site does not have the potential to be a vibrant commercial use due to its location and relatively small size. Staff does believe however that the Solano Avenue location is appropriate for an in-fill high density residential project (see Attachment 5, pg. 2-3).

Although staff received comments from neighbors in opposition to the proposed land use change prior to the Commission hearing, no public opposition was voiced during the hearing.

- *Zoning Map Amendment*

The existing zoning for the two parcels, Linear Commercial and Low Density Residential, would prohibit the proposed high density residential use. Staff recommends amending the zoning of the two parcels to "Planned Development Residential (PDR)" to facilitate development of the project (see Attachment 5, pg. 3 for a detailed analysis of the proposed amendment).

Though approved unanimously by the Commission, concern was initially expressed by two Commissioners regarding the density of the project. Specifically, the Commissioners were concerned that the proposed high density (26 units per acre) may negatively impact the adjacent neighbors located in a low density residential district (see Attachment 5, Planning Commission minutes, pg.4-6 & Attachment 6, zoning map exhibit).

Staff explained to the Commission that potential impacts will be addressed with greater than required setbacks, a six-foot wall along the property line, and noise mitigations such as dual glazed windows and "baffling" devices for all HVAC and air conditioning equipment (Attachment 7, Mitigation Monitoring Report, pg. 1).

- *Planned Development (Unit Plan)*

Staff and the Planning Commission believe the PDR zoning is appropriate in order to give the applicant the flexibility needed for the project in regards to height and condominium development standards.¹ The proposed rezoning also meets the "purpose" of the zoning district as stated in Section 16.106.010 (VMC):

"These areas will facilitate the development or redevelopment of land which is not being utilized due to special circumstances which prevent its development or redevelopment through the conventional application of the regulations of the zoning district."

As detailed in the Commission staff report (see Attachment 5, pg. 4-5), the design of the project is sensitive to both its commercial frontage and adjacent single family residential uses and will be a good transitional use for its location.

- *Minor Exception*

The applicant has requested a minor exception to reduce the number of required on-site guest parking spaces from three to two. The majority of neighborhood opposition to the project expressed at a community meeting was related to the parking issue.

During the meeting, several neighbors expressed concerns that the project would exacerbate an existing lack of on-street parking. Based on those comments, staff conducted multiple site visits to the area and except for Sunday worship services from a near-by church, did not observe vehicles being parked on the street fronting the property where approximately eight spaces would be eliminated with the proposed project. Despite these observations, staff requested that the applicant reduce the amount of four bedroom units from ten to six and provide two guest

¹ The proposed height of 40' exceeds the standard 35' height limit for LDR and MDR zoned districts. Development within PDR districts is exempt from condominium development standards.

parking spaces, which was done willingly . The applicant's original minor exception request was to reduce the number of required guest parking spaces from three to zero.

ENVIRONMENTAL REVIEW

An Initial Study for the project was prepared and based on the evidence that the proposed project would not have a significant effect on the environment due to required mitigations; the Planning Commission recommends the City Council adopt the proposed Mitigated Negative Declaration and the Mitigation Monitoring Report, per Section 15074 of the California Environmental Quality Act.

FISCAL IMPACT

The proposed project would generate a variety of new revenue sources, including utility user taxes and transfer tax upon the sale of the units. The intensified use of the parcel would generate higher annual property tax revenue. Together, these sources would exceed the taxes generated from the current under-utilized site.

RECOMMENDATION

Adopt the Mitigated Negative Declaration and resolutions for General Plan Amendment #07-0002, Zoning Map Amendment #07-0003, Planned Development Unit Plan #07-0008 and Minor Exception #07-0004 based on the resolution findings with reference to the attached staff report.

ATTACHMENTS

1. Resolution(general plan amendment)
2. Resolution (zoning amendment)/ Exhibit 1- Ordinance
3. Resolution (unit plan/minor exception)
4. September 15, 2008 Planning Commission minutes and staff report
5. Conditions of approval
6. Site plan
7. Development plan package and site pictures
8. General Plan and Zoning map change exhibits
9. Initial Study and Mitigation Monitoring Plan
10. Conflict of Interest Map

PREPARED BY/CONTACT

Marcus Adams, Associate Planner, marcusadams@ci.vallejo.ca.us
Don Hazen, Planning Manager, 707-648-4328; dhazen@ci.vallejo.ca.us

MINUTES

- A. The meeting was called to order at 7:00 p.m.
- B. The pledge of allegiance to the flag was recited.
- C. ROLL CALL:
- Present: Harrington-Cole, Chihak, Peterman, Reese-Brown, Manning, Turley.
- Absent: Gourley.
- D. APPROVAL OF THE MINUTES.
- Commissioner Manning made a motion to approve the minutes of September 3, 2008. Motion was unanimously approved with Commissioners Manning and Turley abstaining.
- E. WRITTEN COMMUNICATIONS
- None.
- F. REPORT OF THE SECRETARY
- None.
- G. CITY ATTORNEY REPORT
- Chairperson Peterman introduced and welcomed Janet Coleson as the new City Attorney working with the Planning Commission.
- Janet Coleson: Thank you and I look forward to being with you for about the next four months.
- H. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION AND LIAISON REPORTS
1. Report of the Presiding Officer and members of the Planning Commission. None.
 2. Council Liaison to Planning Commission. None.
 3. Planning Commission Liaison to City Council. None.
- I. COMMUNITY FORUM
- 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*
- None.
- 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.

Commissioner Manning: I make a motion that we approve the agenda and the consent calendar. Motion was unanimously approved.

K. PUBLIC HEARINGS

1. Planned Development 07-0008 and Tentative Map 07-0009 are projects to construct 14 townhome units on the existing vacant parcels. To facilitate the proposed development General Plan Amendment 07-0002 is proposed which changes the classification from Commercial to High Density Residential. Zoning Map Amendment 07-0003 proposes changing the zoning designation from Linear Commercial/Low Density Residential to Planned Development Residential. Minor Exception 07-0004 is proposed to provide two of three guest parking spaces. The project is located at 1401 Solano Avenue @ 9th Street. Proposed CEQA Action: Mitigated Negative Declaration. Staff Planner: Marcus Adams, 648-5392.

Staff recommends approval of Tentative Map #07-0009, and recommendation to the City Council to approve General Plan Amendment #07-0002, Zoning Map Amendment #07-0003, Unit Plan #07-0008, and Minor Exception #07-0004 subject to the mitigated negative declaration and conditions of approval.

Marcus Adams: I have a short PowerPoint presentation tonight. This project is across from the Wilson-Cornelius former dealership. *Marcus showed pictures of the subject property.* This is a five leg intersection where all the streets converge. The project is on approximately ½ acre. It was previously the auto fleet storage yard for Wilson-Cornelius. One of the applications is a general plan amendment. It is kind of a transitional area, as you go up Solano you get into more of a commercial sector of Solano. If you head west towards the water it becomes more residential in nature. The General Plan designation was Commercial and affects the two parcels. We are changing that designation to HDR. *Marcus showed some illustrations of the project.* Three stories, 14 units, approximately 1600 square feet, 6 ea 4-bedroom units and 8 ea 3-bedroom units. The ground floor would have parking along with a bedroom. The second floor of the 4-bedroom units would have a bedroom on the second floor and the 3-bedroom units would not have a bedroom on the second floor. There are bedrooms on the third floors. There is one large building and a duplex. *Marcus showed some before and after simulations which pictured the surrounding homes and buildings before construction of this project and after.* The closest this project comes to other buildings is 19 feet, after that there is approximately a 60 foot setback. That is more than sufficient to meet setback requirements. The lot coverage of the buildings is approximately 32% and the height is 40 feet.

One of the concerns that we had which came out of the community meeting was parking. I wanted to show you some pictures of the surrounding property. There will be approximately 8 spaces of parking removed. Although the neighbors did state that there was a parking problem in the neighborhood I have visited the site multiple times at various times and I did not see a parking problem. Although I do acknowledge that once you get into the neighborhood, Richmond Park, There are small lots and homes and it is kind of congested. I did not see a problem at the project site though. The only time we did notice people parking in this area was on Sunday when church, further down on 9th street, was having services. I did see a couple cars parked along here where there would no longer be parking.

One of the applications is a minor exception to the parking requirement. They are going to be short one guest parking space. Originally the applicant had asked for a three parking space exception but after the community meeting and talking with staff he agreed to provide two guest parking spaces at the end of the property and he reduced the amount of 4-bedroom units from 10 to 6. We felt that would help alleviate any potential parking problems to where staff felt we could support the minor exception application.

I did want to touch some more on the community meeting. There were approximately 10 people at that meeting. Some of the other things that were brought up there were a worry about Section 8 people living there, sewer capacity, and traffic. I went in-depth on each of those items in the staff report. I did want to mention the Section 8, the applicant does not intend for those to be rental units. They plan on selling these at market rate. There is no rule that prevents us from allowing them to rent it but that project is not being constructed as an affordable housing complex. As for sewage capacity, we talked to VSFCO and they said there was more than enough adequate space in the sewer line along 9th Street, which is where the project's sewer line would come in. The Traffic Engineer and myself went there twice to look at that intersection. In the long away future, hopefully we will have some more traffic on Solano but that will be taken care of at a future date. As part of that future expansion the applicant will be working with Public Works as far as paying into the future improvements. The Council adopted a Mitigated Negative Declaration. The only mitigation that came out of that was for noise for the units along Solano Avenue. The applicant will have to do some standard practice measures, a higher level of insulation and other construction methods to mitigate the noise coming into the units. That concludes my presentation. The City Attorney wanted to add some language to one of the resolutions so I will let her present that to you tonight.

Janet Coleson: I just wanted to add that there were a number of resolutions in the back of the staff report. The one that is for your actual approval is the Tentative Map 07-0009. I wanted to add language at the very end, after "subject to the findings and conditions in this resolution." I wanted to add contingent upon City Council approval of GPA 07-0002, ZMA 07-0003, PD 07-0008, and Minor Exception 07-0004. That way this approval of the Tentative Map will be contingent of the City Council's approval of all the other things that go together in this package.

Commissioner Turley: Would that recommendation on page 2, would that be sufficient or do we still need to add something?

Janet Coleson: I just want to make sure that it is very clear and that is why I like to see that language in the resolution.

Commissioner Harrington-Cole: Did you tell us that with 14 units on this lot it came out to an average of 26 units per acre?

Marcus Adams: Correct.

Janet Coleson: When I read on page 2 it says LDR housing is 8.7 housing units per acre. Am I missing something?

Marcus Adams: Page 2 of the staff report?

Commissioner Harrington-Cole: I am sorry, page 3, under Zoning Analysis.

Vallejo Planning Commission Minutes
September 15, 2008

Marcus Adams: It does exceed the 8.7 for LDR. That is why we had to do the GPA because it exceeds what the existing.....

Commissioner Harrington-Cole: So this is three times the considered preferable.

Marcus Adams: The current zoning there which is on that one small parcel does exceed. I want to clarify though the 26 is for all 14 units if you took just those 2 units that are on that parcel, I did not work that out but, it would not be 26 units per acre on that one parcel. The applicant is merging the two parcels so as a whole you get 26 units per acre. On that one parcel it would be far less although you would still have to change the zoning because it would still exceed the 8.7.

Commissioner Harrington-Cole: I also read here that there is going to be a six foot retaining wall between the tot lot and the next house. Is that correct?

Marcus Adams: The wall is also going to be screened with some landscaping. I think you are right about it being six feet.

Commissioner Harrington-Cole: So that the tot lot is not going to be exactly on this guy's back fence. There will be a wall and some landscaping.

Marcus Adams: Yes.

Commissioner Harrington-Cole: The duplex is going to be 5' taller than the rest of the units?

Marcus Adams: No, all of the buildings are the same height.

Commissioner Harrington-Cole: When you addressed noise on Solano for inside the units, was there any consideration of noise coming from inside the unit outside into the neighborhood?

Marcus Adams: No special consideration. They will have to meet the City Noise Element requirements. Generally we have never had problems with residential exceeding the noise standards of Vallejo, coming out for residential.

Commissioner Harrington-Cole: Are the balconies on the third floor and the second floor?

Marcus Adams: Yes.

Commissioner Harrington-Cole: So the third story balconies are going to be higher than the houses behind them. Correct?

Marcus Adams: Yes.

Commissioner Harrington-Cole: My experience says that that noise being higher than the rest of the houses will carry further. So that noise will be more likely to drift into the neighborhood. No I admit that initially my concern was great but as I looked at it, it is only the last three units on that building. I just wondered if there was any consideration given that.

Marcus Adams: Nothing more than I said earlier. That setback is 65 feet.

Commissioner Reese-Brown: The language that the attorney quoted for the resolution, do we have or can we get a copy of that?

Janet Coleson: No, it was only brought up just prior to the meeting.

Deborah Marshall: It will be in the minutes.

Commissioner Reese-Brown: OK. Marcus can you go back to the photo on 8th and Reis Street? That is a residence right next to the project is it not?

Marcus Adams: Correct.

Commissioner Reese-Brown: Was there a shadow study at all. The project is actually a three-story building. That residence won't have privacy from this project. I see the trees but I am not sure how far they will go back and they are on the neighbor's property. If they were to ever get cut down would that neighbor have privacy from the top unit of the project? I don't think so.

Marcus Adams: The balcony where he faces faces out on 9th. The window that faces the neighbor is a bedroom window.

Commissioner Reese-Brown: I would be good to get a shadow study if we could just to see if that would cast shadows down on that residence there. My second question is, 26 units per acre, and this is a 21,000 square foot lot. When I think about 14 units going on 21,000 square feet it seems pretty dense to me. An acre is 43,560 square feet. Usually with an acre like that you can get 5,000 square feet, 5,000 divided into 43,560 that is about 8.7 lots correct, if you were building single-family homes there?

Marcus Adams: Correct.

Commissioner Reese-Brown: But now you have 14 units there on 21,000 square feet. That seems a bit dense. That is just a concern that I have. The other question that I have is since the applicant is requesting so many concessions, GPA, ZMA, etc, are there going to be any in lieu fees paid by the applicant consistent with housing or State Law. I know that there are in lieu fees. Since we are giving the applicant concessions allowing them to go three stories high and then GPA, ZMA and parking. None of these units are affordable. They are all market rate. Can we look at some kind of in lieu fees that go to the City?

Marcus Adams: Don may want to address that but it was not discussed to my knowledge.

Don Hazen: The applicant did not request any zoning concessions on this project. It was not pursued under the State Density Bonus. The normal impact fees apply to this project just like any other project. With respect to the density I think staff was looking at this as an infill project which for the most part is currently zoned commercial. This parcel did not have commercial potential. We were looking at the highest and best use of the property. We felt that, long term down the road, we really wanted to encourage live/work and those, as you know, are typically higher density. We were kind of looking long-term here. As far as the buffer between this project and the single-family, what we took for current zoning was the fact that that rear parcel was designated LDR. The thought behind this was really to create a transition on this parcel. So while we did not look at any shading analysis, what we tried to do was provide a separation between the two projects that would be consistent with a single-family development, at least like a 20 foot rear yard setback. We recognized that to get the density it needed to be taller.

Commissioner Reese-Brown: The site is currently zoned commercial, live/work, to be consistent with existing commercial uses even though they are not bringing any type of real benefit to the area. Now you are changing it to an all residential HDR and if the Planning Commission approves this we are giving the applicant all of these changes to the General Plan, zoning, parking, etc. I cannot see how the applicant is providing anything for the City. He has all market rate units here and he is asking for a lot for the City not to be getting any type of benefit from that.

Don Hazen: I guess we do not see the GPA and ZMA as a concession. We see the current designation as not being the appropriate designation for long-term land use trend in this area. We did not see that as a concession and from a code standpoint the only concession that we are offering is the waiver of not meeting full on-site guest parking. Originally they wanted three spaces waived and we got that down to just one.

Commissioner Reese-Brown: It is still a concession. I don't care if there is just one or many.

Don Hazen: OK but you said multiple concessions.

Commissioner Reese-Brown: I think it is an improvement to the area. I like the townhomes and I like the design. I just think it is a little too dense. I think that even if the developer is not going to pay any in lieu fees, or offer one of those units below the market rate. They are saying no.

Don Hazen: We do not have an inclusionary housing ordinance in this City. We do not have the mechanism to require that.

Commissioner Chihak: What is the 10 foot abandonment that is mentioned here along Solano?

Marcus Adams: The applicant felt that for this project he needed that 10 feet to get the units and the site plan to work. He petitioned the City to abandon those 10 feet along 9th and Solano. Public Works analyzed that and determined that there are no future widening plans for 9th ever and they were fine with that. With Solano, even though there are plans to widen it they could still give up that 10 feet but they are not going to be able to park along 9th Street any more.

Commissioner Chihak: So the development will actually go to the back of the curb? There will be no strip there that the City has to maintain or anything?

Marcus Adams: Right, there will be nothing for the City to maintain. I do want to point out that in the future there will be sidewalk and curbs and a bike lane along Solano. Now, there is not even a curb or sidewalk.

Commissioner Turley: When do you expect construction to begin?

Marcus Adams: You may want to ask the applicant that.

Commissioner Turley: If there is going to be considerable street parking why that is going to interfere with the regular street sweeping isn't it?

Marcus Adams: If there were people parking in the street then, yes, I guess it could. I can't think of any other neighborhoods where they restrict the parking because of street sweeping, at least not more than a couple. We need to

remember that along 9th they are not going to be able to park along the street there. The curb is going to be painted red to prevent parking there. The only impact would be maybe if people were parking on the opposite side of the street. They can still do that now.

Commissioner Turley: Do you think a no parking on street sweeping day would be appropriate?

Marcus Adams: My personal opinion is that it is too early to tell. From my personal visits out there I do not see people parking on either side of 9th Street. I think we have to wait and see once these units are fully occupied and see what kind of impact they have.

Commissioner Manning: I want to commend you for a very thorough report, as usual, and again I want to thank you and the staff for taking extra time to go out on Sundays and at night to really explore the issues that were raised by the neighborhood.

Chairperson Peterman opened the Public Hearing.

Fred Sessler: I am a Vallejo Real Estate Broker and I represent the owner of the property, Richy Klein, and he does business under the applicant name, Val Prop. I am located at 617 Amador Street. Mr. Hazen said everything I was going to say in his beginning remarks. For the essence of time I do want you to know that present and ready to make presentations or answer any of your questions if the developer, Glen Gordon, the architect is present, Ray Hedgy, and the engineer, Bob Karn, from RAK Engineering is also present. I will be available if there are any real estate questions. I have been marketing the property. I appreciate your remarks about the transition in the neighborhood. It certainly will be an addition to the neighborhood. We hope the neighbors will really enjoy it. In the essence of time I will turn it over to the developer, Glen Gordon, Mr. Hedgy and Mr. Karn, if you have any other questions. Thank you.

Glen Gordon, Malibu California: I am the developer of this project. I too want to thank the City and the staff for their work on this. We have worked on this for a long time. Marcus kind of alluded to this before but through this process we have actually redesigned this entire project during the process from the initial application to meet some of the concerns and criteria as to what was originally presented. We have actually lowered the height of the buildings on this; we have moved the buildings back more from what they were before. One of the things that I wanted to respond to was they are market rate units but these are not to be expensive market rate units. We are trying to build units that do not call for subsidies whatsoever but are affordable in the sense of true market rate. They can be purchased and appeal to as broad of an audience as we can. They have been designed very carefully in working with staff on this concerning that. We want to be able to give people and families a good place to live at an affordable price but a market price today. That has been a challenge for any developer coming into any city today is how to build places today that are more affordable and affordable to more people but at market rate. Also to answer a question regarding shadows, the building itself when you are looking at the corner of the duplex right here, that is actually a south facing wall. From a sun standpoint and everything else there really won't be much of a shadow with respect to the adjoining neighborhood right there on that. And again I think we have pretty much almost doubled setbacks on this. What actually transpired because of that was a cost increase to the project but it was required because of working with the designers. We will probably be undergrounding the utility along Solano and

possibly even along 9th Street within the project's boundaries. Because of the need to move and then what happens with a building that is too close to a power line which requires undergrounding. That is another aspect of what has happened in the planning process. One other aspect that I will talk about real quickly is that there are two exclusive guest parking spaces. There happens to be more guest parking for the project but it has to do with the duplexes themselves. We are not asking for credit. They could be credited but each one of those units actually has their own guest parking space because of the way that the units are set back from the street and everything else which also is a place where a guest could park but it would be exclusive to those individual units and not exclusive to the whole complex. Those are in a sense a little bit of a credit but we just did not have the room and had a good plan with that. Thank you.

Commissioner Harrington-Cole: Based on your experience with 8 ea 3-bedroom units and 6 ea 4-bedroom units, I understand you made less 4-bedroom units than you wanted, about how many people do you think will be housed on this property?

Glen Gordon: If you figure the average household in California it come out to 52, if you use your figures it is 56. Somewhere in there.

Commissioner Harrington-Cole: So somewhere between 50 and 60 people on this lot. If we assume that they are two parent households, and you can hardly buy a house these days if you aren't, There would be approximately two cars per unit. So there would be 28 cars as well, do you think?

Glen Gordon: Each unit has a two car parking garage.

Commissioner Harrington-Cole: So for the most part it will be self-contained.

Glen Gordon: Correct.

Commissioner Harrington-Cole: I am a little concerned that it is dense; that there are a lot of units in there.

Glen Gordon: Again one of the things today which is a challenge for every city and every place is how to deal with providing affordable units at market rate and how to put them in and yet my only comment is it is different in different areas where there is even much higher densities than this is. Once you have a parking deck and put in what you call a parking garage with a deck and the units are built on the deck the cost of construction today has escalated dramatically in the last three years. Quite honestly that is the reason for part of this design. How do we keep this down? How do we get rid of those parking structures and that is how we make these more affordable is by not having major parking structures sitting there which would lift these even higher out of the ground. That is just one of the challenges.

Commissioner Chihak: Having come from the development side of the business I appreciate how difficult it is to make the numbers work on some of these projects. I actually did a lot of work when the City was looking at the affordable and inclusionary housing ordinances and the difficulty of making any multi-family residences work in the City of Vallejo. I think this is a great transition for the area. I think one way to address the concerns with parking is if the HOA did require that the garages be used for parking and not storage, which sometimes happens. That would free up those two spaces in front for guest parking which I

think you were eluding too. I could not tell by looking at the plans exactly how the tot lot works. Are there security gates?

Glen Gordon: We do not have a complete detail on that yet. It is a little bit early in the process for that. When we put in a tot lot one of the things that we wanted to show was that there is a community area there above and beyond the requirements of the Map Act and everything else. One of the things with respect to that is we have been asked in other projects before if we were going to put gates on the driveways and stuff like that. Going around the City we have not found these types of developments and we have not really worked in how screened off, whether it will be a fence or something like that. Again it is more of a community space as well as for children. We all have to face liability issues when it comes to structures. In the report it said it was about 3,000 feet. Actually that space is almost 5,000 feet. Just that one space alone. We have the ability to design a children's area into that as well as a place for adults to sit around and rest.

Commissioner Chihak: The units that do front Solano Avenue are set up to be Live/Work correct?

Glen Gordon: They can be.

Commissioner Chihak: They do have two entries?

Glen Gordon: Correct.

Commissioner Chihak: I think that is very good. I have seen this done in a lot of cities where redevelopment is just starting and it seems to have been very successful. It really gives the area a shot in the arm to kind of bring in more development.

Commissioner Manning: When do you think you would start construction assuming this was approved?

Glen Gordon: After today's market place I could not tell you exactly. This is the time for planning and as we continue on with planning we will take every advantage of whenever it is possible. We don't know at this point in time. I think the market still has to work itself out from inventories that are there. The unfortunate part is that we are in almost an inverse curve today where it does not matter that prices went down because the cost of construction went up. We have to wait for some of this to work itself out. Hopefully we would start within the next 12 months. Again, one of the areas we do is to pursue types of financing whether it be through state or whatever to try and help buyers. In a market like today you have to be creative. I would be lining up financing for buyers I would not just wait for buyers to come in and say go get a loan. That is what was happening before. There will be certain programs from the State and everything else. One of the things that we have targeted is that the price of these units will be truly conforming rate loans. We are hoping as soon as possible but we don't know right now.

Commissioner Manning: A difficult question is what a sense of the prices would be.

Glen Gordon: I would like to get it into the mid to high \$300,000.

Commissioner Harrington-Cole: When you say market rate, about where do you think you are going to hit in the market pricewise?

Glen Gordon: Mid to high \$300,000.

Chairperson Peterman closed the Public Hearing.

Commissioner Manning: I want to say that I think that this is another example, and I think this is the third one I have seen since I have come on the Commission, of infill housing. I think that for many of us it is a little bit of a shock or discomfort about how many units are on one space. However, that is consistent with the plans for infill housing. If our City had the funds to do a General Plan Update, one of the things that I think we would be looking at on the Planning Commission, is what is our policy concerning infill and what are our recommendation about that. Unfortunately we don't have the funds so what we have presently is what we have to look at when these come before us. I think this is a good plan. I think this is a very sweet little neighborhood with a lot of blight around it. It is not really a commercially usable space and I think this is a good use of that area. I think, at times, it is appropriate to do further studies, like shadow studies, and things like that but I do not see the need for that with this project. When we need further studies it is, in my mind, because maybe I am on the fence about something. I am very pro this plan. I definitely will support it. I would like to hear from the other Commissioners and what they think about this.

Commissioner Reese-Brown: I was not asking for a shadow study. I just wanted to inquire as to whether that building would cast a shadow on the single-family residence next door. Because there were some community residents that were concerned about a three-story development coming in. They had some concern about the homes not being compatible with the neighborhood. I have to say again that I do like the development. I believe I said that earlier. I just thought there were a little too many units. It will be a great improvement for the area. I just hope that when, and I hope City staff gets involved real soon in doing a General Plan Update, because these kinds of challenges come up quite often. If others come and propose individual zoning map and general plan amendments they may end up not being compatible with what we want in the future. With that being said I am going to support it but I just want to say for staff that when developments come along in the future they would look at the site and the density and the neighbors around.

Commissioner Chihak: I just wanted to compliment Commissioner Manning on how well she put that. I think that is exactly right and I am in 100% agreement with you. I really do think this is a good project for the area. I did want to point out that in the report it did say that economic development staff had looked at the area and because of the low traffic it was really not good for retail and commercial. I think this addition will compliment the neighborhood.

Chairperson Peterman: I must concur and I think that infill is the way to go in Vallejo. If you have an area for community and an area for people to get together and having just gone through National Night Out that sense of community is so important and I appreciate that you built that in and also that the building is not just a building but is something that is attractive too.

Chairperson Peterman: Can we make the motions in one motion or do we need to do them one by one.

Janet Colson: You can do them all together.

Commissioner Manning: I make a motion that we make a recommendation of approval to the City Council for PD 07-0008, GPA 07-0002, ZMA 07-0003, and Minor Exception 07-0004. I make a motion that we approve TM 07-0009 contingent upon City Council approval of the above stated applications.

AYES: Harrington-Cole, Chihak, Peterman, Reese-Brown, Manning, Turley.

NOS: None.

ABSENT: Gourley.

Motion Carries.

2. Use Permit 08-0008 is an application requesting to establish a 1,280 square foot massage therapy business using existing facilities. Requested hours of operation are 9 a.m. to 7 p.m. seven days a week. The applicant proposes to have three full time employees. The project site is located at 1776 Solano Ave. Proposed CEQA Action: Exempt. Staff Planner: Doug Zanini, 649-3409

Staff recommends approval based on the findings and conditions.

Don Hazen: Doug Zanini is on vacation this week so I would like to make a brief presentation from the dais. Massage establishments require a use permit in a linear commercial zoning district. The staff report contains the analysis that is relevant for a use permit. Primarily what we look for on use permits is identifying potential impacts that might be caused by this use at the particular location. What you will see in the staff report are primarily conditions of approval that will help insure that this use is a legitimate massage establishment and also go a little bit further than what our current ordinances provide for on massage establishments. As part of the analysis of this project, Doug did a very good job in surveying other cities and seeing how they are approaching massage establishments. What we have suggested as conditions of approval really barrow from other cities. We have tied those to particular impacts and we feel that those conditions are necessary to make the findings for approval. I will briefly go through some of those conditions that we would recommend be adopted as part of this project. Parking: as the cover sheet to the staff report notes there are nine on-site parking spaces associated with this site. If we were looking at a new project on a new site it would require approximately 20 to 24 spaces. This site is what we call a legal non-conforming site in that when it was originally approved by the City it was approved in this configuration with nine spaces. That building was intended for retail and office. A massage establishment is actually a less intense use than what the site was designed for. The parking is grandfathered in. We feel that they have a legal right to continue using this building with that deficiency. With that said we do note that there has historically been some cross-lot parking and pedestrian access. It has never been formalized or recorded. If these people wanted to use that parking they would have to go through the process of getting the owner's permission and recording the agreement. We have correspondence from the two business owners on that side who are supportive of this project and don't mind them using the parking. For purposes of our review it is not necessary to provide the additional parking.

We also looked at the individual requirements of the employees. What should we do there to ensure the public health and the welfare of the patrons? You will see conditions of approval concerning the Police Department doing background checks, which is already in our Municipal Code (VMC). What we have added at the advice of the City Attorney is putting in certain criteria for when that background check is occurring that could be basis for the Police Chief rejecting



**STAFF REPORT – PLANNING
CITY OF VALLEJO
PLANNING COMMISSION**

DATE OF MEETING: September 15, 2008

PREPARED BY: Marcus Adams, Associate Planner *MA*

PROJECT NUMBERS: General Plan Amendment 07-0002,
Zoning Map Amendment 07-0003,
Tentative Map 07-0009,
Planned Development (unit plan) 07-0008,
Minor Exception 07-0004

**PROJECT
DESCRIPTION:**

The applicant has petitioned to change the General Plan land use designations from General Commercial and Low Density Residential to High Density Residential and the zoning designations from Linear Commercial/Low Density Residential to Planned Development Residential for the construction of fourteen condominium townhouse units at the southeast corner of Solano Avenue and Ninth Street. The applicant is also requesting to reduce the on-site guest parking space requirement from three to two spaces. A tentative map application has been submitted to legally establish the fourteen lots.

RECOMMENDATION: Recommend approval of Tentative Map #07-0009, and recommendation to the City Council to approve General Plan Amendment #07-0002, Zoning Map Amendment #07-0003, Unit Plan #07-0008, and Minor Exception #07-0004 subject to the mitigated negative declaration and conditions of approval

CEQA: Mitigated Negative Declaration

PROJECT DATA SUMMARY

Name of Applicant: Val Properties, LLC

Date of Completion: July 7, 2008

General Plan Designation: General (Retail) Commercial/Low Density Residential

Zoning Designation: Linear Commercial/Low Density Residential

Site/Surrounding Land Use: **Site: 1401 Solano Avenue @ 9th Street
APN 0059-041-110, 120**

North: Commercial (warehouse)
South: Residential
East: Residential
West: Commercial (automotive sales)

Lot Area: 21,384 square feet

Total Floor Area: 0.91 Floor Area Ratio

Landscape Area/Coverage: 10,465 square feet/44%

Parking Required/Provided: 31 total spaces (2 spaces per unit=28 spaces + 1 guest space per 5 units=3 spaces/30 spaces)

BACKGROUND SUMMARY

The applicant is proposing fourteen townhome units on two vacant lots. The lots were originally developed with single-family homes. In 1966, a use permit was approved to establish an employee parking lot on the lot recognized as 14 Ninth Street. In the early 1970's, the corner lot recognized as 1401 Solano Avenue was used as a storage lot for the Wilson Cornelius Ford dealership, which was located across the street until their recent move to Columbus/Auto Mall Parkway.

GENERAL PLAN AMENDMENT ANALYSIS

The proposed residential land use is "clearly compatible" with the existing land use designation of the Low Density Residential parcel; however, it is not compatible with the classification of the General Commercial parcel. To resolve the incompatibility, staff is recommending the General Plan designation of the parcel be changed to High Density Residential.

Staff believes establishment of the residential use is consistent with commercial development goal six of the General Plan, which states:

"To have healthy commercial strip areas, phasing out those that are poorly situated and no longer suited for commercial uses." (pg. III-20)

The subject parcel is in a transitional location on Solano Avenue. Parcels on Solano Avenue east of the site contain active or inactive commercial uses

whereas parcels west of the site contain residential uses. Due to this transitional location, the site is “poorly situated” for intense commercial development.

Staff met with the Economic Development Division to receive their input regarding potential economic impacts of reclassifying the subject commercial parcel to facilitate a residential use. In summary, Economic Development staff determined that the property has “limited to no retail viability or potential” due to low vehicle and pedestrian traffic and a lack of adjacent or nearby destination retailers.

ZONING AMENDMENT ANALYSIS

Under the existing zoning of Linear Commercial (CL) for 1401 Solano Avenue and Low Density Residential (LDR) for 14 Ninth Street, the proposed residential use would not be permitted for the two lots due to the following reasons: 1) residential uses located within commercial zones (CL) must be located above the ground floor, and; 2) the proposed density exceeds the LDR maximum of 8.7 units per acre. To facilitate development of the project, the applicant has petitioned to change the zoning of the two parcels to Planned Development Residential (PDR).

Staff believes the proposed residential use meets the following sections of the Title and Purpose for PDR districts as described in the zoning ordinance (Section 16.106.010 VMC):

- “The intent of this district is to implement the policies of the Vallejo general plan which call for the establishment of specific areas where flexibility of design and development of land is appropriate.”
- “These areas will also facilitate the development or redevelopment of land which is not being utilized to its best advantage due to special circumstances which prevent its development or redevelopment through the conventional application of the regulations of the zoning ordinance.

PLANNED DEVELOPMENT (UNIT PLAN) ANALYSIS

Under the Planned Development process, Section 16.116.020(B)(1) VMC establishes when the requirement for a master plan can be waived:

- *“The proposed project is such of a small size that it will be developed all at once rather than is phases...”*

The applicant is proposing to develop the project in one phase therefore the Planning Manager is waiving the master plan requirement.

Although the master plan requirement has been waived for the subject project, the following master plan elements are required to be submitted: narrative text; site plan; development standards; environmental review.

Additionally, the following unit plans elements are required: architectural plan; landscape plan; signage plan; and establishment of allowed land uses.

Narrative Text

➤ Site location/Characteristics/Project description/Infrastructure

The applicant's preliminary environmental assessment includes a narrative of the property describing: location and site characteristics, past and present uses, and description of project and purpose. Because the site is an in-fill parcel with previously established uses, infrastructure improvements will consist of in-ground connections to existing utility lines.

➤ General Plan Compatibility

See "General Plan Amendment Analysis" section above.

Site Plan

The proposed site plan illustrates a residential development with three buildings: a set of buildings with six attached units each and an attached two-unit building which faces Ninth Street. The six unit buildings are separated by a 25' wide common driveway which serves as the main and only vehicle access to the units. The project is proposed to be constructed in one phase.

The relatively flat site has no natural features or view corridors of significance that would be obstructed. The Public Works Department has tentatively agreed to a 10' right-of-way abandonment for frontage along Solano Avenue and Ninth Street. Planting areas will consist of street trees and shrubs between the buildings and back of sidewalk along the two streets; private front patio landscaping; and ground cover/trees in the tot-lot play area.

Covered parking is provided for each unit (two spaces) with two uncovered guest parking spaces being provided at the far southeast corner of the property. The two guest spaces is one space deficient of the required three guest parking spaces. This issue is detailed in the Minor Exception analysis of this report.

Private open space includes front patios, balconies, and an approximate 3,000 square foot area with tot-lot. No public open space is proposed. The southern boundary of this area serves as a buffer for the single-family residential units adjacent to the site.

Development Standards

Section 16.106.030 VMC states that "as part of the planned development permit procedures, a set of development standards shall be submitted to the planning division." Following is an evaluation of the applicant's submitted development standards.

➤ Design

The Art-Deco design theme of the project takes into account architecture of homes in the adjacent Leachman Park neighborhood. The townhome buildings utilize Art-Deco elements from these homes such as simple, box shape design; smooth texture stucco walls; and shallow or flat pitched roofs. Architectural details include decorative railings on the balconies and vertical protrusions, i.e. pop-outs.

Colors shown of submitted plans are illustrative only. Staff will require as a condition of approval, submittal of a final color board which shall complement existing color schemes found in the Leachman Park neighborhood.

➤ Signage/Lighting

The applicant has not proposed any signage to identify the development, i.e. entry monument sign. Submitted plans also do not illustrate exterior lighting for the tot-lot play area or the guest parking spaces. Staff will recommend as a condition of approval Planning Division review of any signage or exterior lighting proposed in the future.

➤ Landscaping/Fencing/Tot-lot

Submitted landscape plans (see Attachment 8, sheet A-102) illustrate three Australian Willow trees along Solano Avenue and Ninth Street. Within the delineated patio areas of each unit is a small landscaped area which includes a small tree, drought tolerant shrubs and ground cover (see sheet A-102 for plant varieties). Within the interior driveway, tree pockets with Western Redbud trees are proposed. Landscaping for the tot-lot play area includes drought tolerant ground cover and shrubs along with medium to large trees around the property line border.

A six foot decorative masonry fence with trumpet vines is proposed for the southern and partial eastern property lines. Drought tolerant plants which would form a hedge are proposed for the remainder of the eastern property line.

The applicant has not submitted details of the play structure(s) that will be part of the resident only tot-lot area. Staff will recommend as a condition of approval that construction plans include a detail of any play structures proposed for the area.

➤ Setbacks/Height/Maximum Lot Coverage

Due to the proposed rezoning of the property to PDR, the project is exempt from established condominium site development standards such as height, lot coverage, and setbacks and well as landscaping and screening requirements as these standards are established on a project-by-project basis for Planned Development Districts.

Because of the project's proximity to a single-family neighborhood, staff believes that the Medium Density Residential (MDR) maximum lot coverage and setback standards are appropriate for the duet building (units 13 & 14). The standards are as follows:

- ❖ Maximum lot coverage: 60%
- ❖ Yards abutting streets: 15' from property line
- ❖ Side and rear yards: 10' minimum for all yards next to a single family residential district

Proposed lot coverage for the entire site is 42%. If units 13 & 14, which abut the single-family residential homes to the south, were considered their own lot, lot coverage would be 26%. The proposed setback for the front yard abutting Ninth Street is 15'. The proposed side yard setback abutting the single-family homes is 19' and the rear yard setback proposed is 65'.

The proposed height of the townhomes, 40' exceeds the MDR maximum height limit of 35' however; staff believes the five foot differential is acceptable for units 13 & 14 due to proposed side and rear setbacks which exceed the MDR standards.

➤ Intensity of Use/Density

The proposed density for the project is 26 dwelling units per acre (14 units/.54 acres). The General Plan designates any densities exceeding 17.5 units per acre as High Density Residential. As discussed in the section above, staff believes that this density level is acceptable due to the building lay out, which provides generous setbacks where needed and clusters the six unit attached buildings to the northern portion of the parcel, away from the single family homes.

➤ Permitted Land Uses

The primary permitted land use for the project will be single family residential. Second family residential (aka, in-law units) will not be allowed. Non-residential uses which meet the "Home Occupation" guidelines of the Vallejo Municipal Code would also be allowed at the development.

➤ Residential Standards

Fourteen units are proposed for the development. The unit mix would consist of 6 four bedroom units and 8 three bedroom units. The three level units would be 1,600 square feet. Each unit is provided with a small front patio area and upper floor balconies.

ENVIRONMENTAL DETERMINATION

Staff has recommended adoption of a Mitigated Negative Declaration for the proposed project based on the following impact:

Noise

The projected noise levels from traffic along Solano Avenue will impact the site and require mitigation for the interior of all fourteen units. Small decks and entry porches, such as proposed for this project, are exempt from exterior noise level standards. The applicant's licensed architect has proposed noise reduction measures such as dual glazed windows; high rated sound attenuated door assemblies; "baffling" devices for all HVAC and air handling equipment; and exterior walls with fiberglass insulation. Staff will recommend as a condition of approval that during building inspection, prior to final occupancy, a noise measurement take place to ensure that the interior noise standard of 45dB is not exceeded.

All other environmental factors were found to have a "less than significant impact" or "no impact" as identified in the Initial Study checklist (see Attachment 9).

PUBLIC COMMENT

On March 26, 2008, the Planning and Economic Development Divisions hosted a community meeting to discuss the proposed project and the residential vs. commercial land use issue. Approximately 10 residents of the Leachman Park neighborhood attended the meeting. The majority of the residents were opposed to the residential project with none of the attendees, outwardly supportive. When asked what type of commercial or other use they would like to see on the property rather than the proposed residential units, responses were: affordable senior housing; live/work; children's facility.

Oppositional comments/concerns were as follows:

➤ **Section 8**

Residents fear that even though the applicant states the units would be ownership, not rentals, they would be occupied by low income residents, which they feel are over-represented in their neighborhood.

➤ **Sewer Lines**

The existing sewer lines are clogged and a resident felt that the additional units would exacerbate the problem.

➤ **Parking**

Many residents stated that there is not enough parking in the neighborhood and that the project was not providing enough parking for the residents and their visitors would end up parking on the street in front of homes. The parking is at its worse when the nearby church has services or special events.

➤ Traffic

Residents also stated at the meeting that the corner of 9th and Solano was a dangerous intersection and that the traffic from the project may cause more accidents

➤ Architecture

Staff received a letter from a neighbor of the project concerned about the architecture. The neighbor stated that the "architecture could indeed be improved upon."

Section 8

Staff and the applicant reiterated throughout the meeting that the townhome project is not intended to be a rental project and that the units would be sold at market rate values. Despite this knowledge, some residents still believed that the units would be sold, and then rented out by the owners to low-income households. Staff acknowledged that there is nothing the city could do to prevent that from occurring, but by ensuring that a good quality residential product is constructed, residents, whether owners or renters, would take pride in their home, thus bringing positive vitality to the neighborhood.

Sewer Lines

The proposed project was routed to Vallejo Sanitation and Flood Control District (VSFCD) for their comments regarding sewer and storm drain issues. A sanitary system clean out has been conditioned for the project. Staff also spoke with VSFCD personnel regarding the neighbor's concerns and were informed that existing sewer line capacity levels would not be negatively impacted by the proposed new development due to the fact that an 8" sanitary sewer line from the project will tie into the main 36" sanitary sewer line along Ninth Street, beyond the existing residential development.

VSFCD believes this 36" sanitary sewer line for the neighborhood has more than sufficient capacity for the existing and proposed development and that any sewer line problems being experienced by Leachman Park residents is likely from private interior sewer lateral lines due to their age and construction material type (e.g. clay).

Parking

This issue is discussed in the Minor Exception section of this report.

Traffic

Staff conducted a site visit with the city Traffic Engineer in relationship to the traffic safety concerns of the residents. Based on the site visit, a review of Police accident records, and standard traffic analysis (i.e. line of sight review, traffic

volume, etc.) the Traffic Engineer determined that the project would not create or worsen safety hazards and that the existing street configuration and three-way stop intersection would not need to be modified or improved at the current time.

Public Works does anticipate increased traffic volume on Solano Avenue in the future and has required the applicant to pay their fair share cost of a future traffic signal at the intersection.

The Traffic Engineer has also required that a "stop" and "no left turn" sign be placed at the private driveway for residents leaving the project due to the close proximity of the intersection.

Architecture

Unfortunately, the concerned neighbor who felt that the architecture for the project could be improved did not leave an address or phone number to contact her, so staff was unable to discuss with her what aspects of the architecture she felt could be improved. As noted in the Unit Plan Analysis section of this report (Development Standards, "Design") Staff believes the proposed architecture is appropriate for the area; is of quality design; and minimizes the potential mass and scale commonly associated with three-story attached residential structures.

MINOR EXCEPTION ANALYSIS

After listening to the residents' comments concerning a lack of on-street parking for the area, staff conducted multiple neighborhood visits to assess the situation. These visits were conducted in the mid and later afternoons; early evenings; and on Sunday. As expected, on-street parking demand was highest on Sunday, when church was in service. The addition of the project would eliminate approximately eight on-street parking spaces on the east side of Ninth Street, which church parishioners use on occasion. Staff did not observe these spaces being used during their other site visits.

The applicant originally requested a minor exception to not provide the required three guest parking spaces. After the community meeting and the aforementioned staff site visits, the applicant reduced the minor exception request from three to one space by providing two guest parking spaces at the southwest corner of the property. The applicant also reduced the amount of four bedroom units from ten to six. Staff believes these changes to the project will reduce the parking demand sufficiently enough so that the one guest parking space deficiency will not negatively impact the neighborhood.

TENTATIVE MAP ANALYSIS

The proposed tentative map would merge the two existing parcels into one parcel with 14 condominium lots. Because the zoning will be changed to PDR, there is not a required minimum lot size. To facilitate the amount of proposed lots (14), the applicant petitioned the City for a 10' abandonment of frontage along Solano

Avenue and Ninth Street. The project has been conditioned by Public Works on the acceptance and recording of the abandonment.

The tentative map identifies a private access driveway which leads to the garages of 12 of the units. Establishment of a Homeowners Association will be required as a condition of approval to maintain the private driveway as well as other common areas, i.e. landscaping, tot-lot area, etc.

Due to the proposed building proximity to existing utility lines at the northwest corner of the property, the applicant has worked out a tentative agreement with PG&E and AT&T to underground the existing utility lines.

The tentative map meets the guidelines set out in the Subdivision Map Act and is consistent with the General Plan as it would facilitate development of the property.

CONCLUSION/RECOMMENDATION

Staff believes that the two currently vacant lots are under-utilized and with the departure of Cornelius Ford to Automall Parkway, are no longer needed for their long time use as accessory vehicle storage for a new car dealership. Staff also believes that due to the location and small size of the parcels, it is unlikely that the commercial parcel would be intensely developed for commercial purposes or that the residentially zoned parcel would be developed with a single-family home next to the commercial parcel under the current zoning.

Staff has determined that the proposed project, as conditioned, is consistent with the City's General Plan and Zoning Ordinance therefore, staff recommends that the Planning Commission approve Tentative Map #07-0009 based on the following findings and subject to the attached Conditions of Approval and;

Staff recommends the Planning Commission recommend to the City Council, adoption of the petition for General Plan Amendment #07-0002 and;

Staff recommends the Planning Commission recommend to the City Council, adoption of the petition Zoning Map Amendment #07-0003 and;

Staff recommends the Planning Commission recommend to the City Council adoption of Planned Development (unit plan) #07-0008 and Minor Exception #07-0004 based on the following findings and subject to the attached Conditions of Approval.

FINDINGS

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

General Plan Amendment

1. The proposed General Plan Amendment is necessary for the proposed residential development *due to the fact that the current classifications of General Commercial and Residential- Low Density would not be compatible or conditionally compatible with the proposed residential use or density.*
2. General Plan Amendment #07-0002 will not have a significant adverse effect on the environment, *as demonstrated by the proposed Mitigated Negative Declaration dated August 8, 2008.*

Zoning Map Amendment

1. The proposed Zoning Map Amendment is consistent with the General Plan *due to the fact that the proposed residential zoning designation is clearly compatible with the proposed General Plan classification of 'High Density Residential';*
2. The proposed Zoning Map Amendment is necessary for the proposed multi-family development *due to the fact that residential uses are not allowed on the ground floor under the existing zoning and the proposed density exceeds the allowable Low Density Residential density limits;*
3. The proposed Zoning Map Amendment is necessary for the future orderly and consistent development of the subject area *as under the current commercial zoning, the subject site has been and is currently under-utilized.*

Planned Development (Unit Plan)

1. The unit plan is consistent with the intent, purpose and development standards of the master plan *(The master plan requirement was waived per Section 16.116.020(B)(1) VMC);*
2. The unit plan is consistent with the goals and policies of the Vallejo general plan and any applicable specific plan, *in particular, General Plan Commercial Development Goal 6: "to have healthy commercial strip areas, phasing out those that are poorly situated and no longer suited for commercial uses;*
3. The unit plan serves to achieve groupings of structures which will be well related one to another and which, 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 *due to the fact that proposed architecture takes into*

account the commercial nature of Solano Avenue and the architectural style and building materials of the adjacent residential neighborhood;

4. The 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 *by developing two currently vacant and historically, under-utilized parcels.*

Minor Exception

1. As described in this report, granting of the minor exception would not exceed twenty-five percent of the prescribed measurable standard as *96.7% of the total amount of required parking spaces will be provided;*
2. As described in this report, granting of the minor exception would not adversely affect any development or persons upon abutting property, with adversely affect to mean to impact in a substantial, negative manner the economic value, habitability, or enjoyability of properties *due to the fact that there is sufficient on-street parking in the neighborhood;*
3. As described in this report, granting of the minor exception would not result in a hazard to pedestrian and/or vehicular traffic *as the Traffic Engineer has reviewed and conditioned the project;* and
4. As described in this report, granting of the minor exception would be reasonably necessary to the sound development of such property *in order to accommodate the applicant's desired development proposal.*

Tentative Map

1. The proposed tentative map is consistent with the goals and policies of the Vallejo general plan and any applicable specific plans *in particular, General Plan Commercial Development Goal 6: "to have healthy commercial strip areas, phasing out those that are poorly situated and no longer suited for commercial uses;*
2. The proposed tentative map conforms with Title 15 and Title 16 of the Vallejo Municipal Code *as the project meets the standards identified in the Subdivision Map Act and the Zoning Ordinance;*
3. The proposed tentative map conforms to the requirements of the Subdivision Map Act *per review by the Planning Division and Public Works Department.*

EXPIRATION

Minor Exception

Approval of a minor exception permit shall expire automatically upon expiration of the associated unit plan.

Tentative Map

An approved tentative map shall expire thirty-six months after its approval. However, if the subdivider is subject to a requirement of one hundred thousand dollars or more to construct, improve or finance the construction or improvement of public improvements outside the boundaries of the tentative map, each filing of a final map shall extend the expiration of the approved tentative map by thirty-six months from the date of its expiration as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than ten years from its approval or conditional approval. However, a tentative map on property subject to a development agreement may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps which may be filed shall be determined by the planning commission at the time of the approval of the tentative map. "Public improvement," as used in this title, include traffic controls, streets, roads, highways, freeways, bridges, overcrossings, street interchanges, flood control or storm drain facilities, sewer facilities, water facilities, and lighting facilities.

Unit Plan

Approval of a unit plan shall expire automatically thirty-six months unless authorized construction has commenced prior to the expiration date; however, after this thirty-six month period, if said authorized construction has commenced, the unit plan shall expire upon expiration of the building permits.

APPEAL

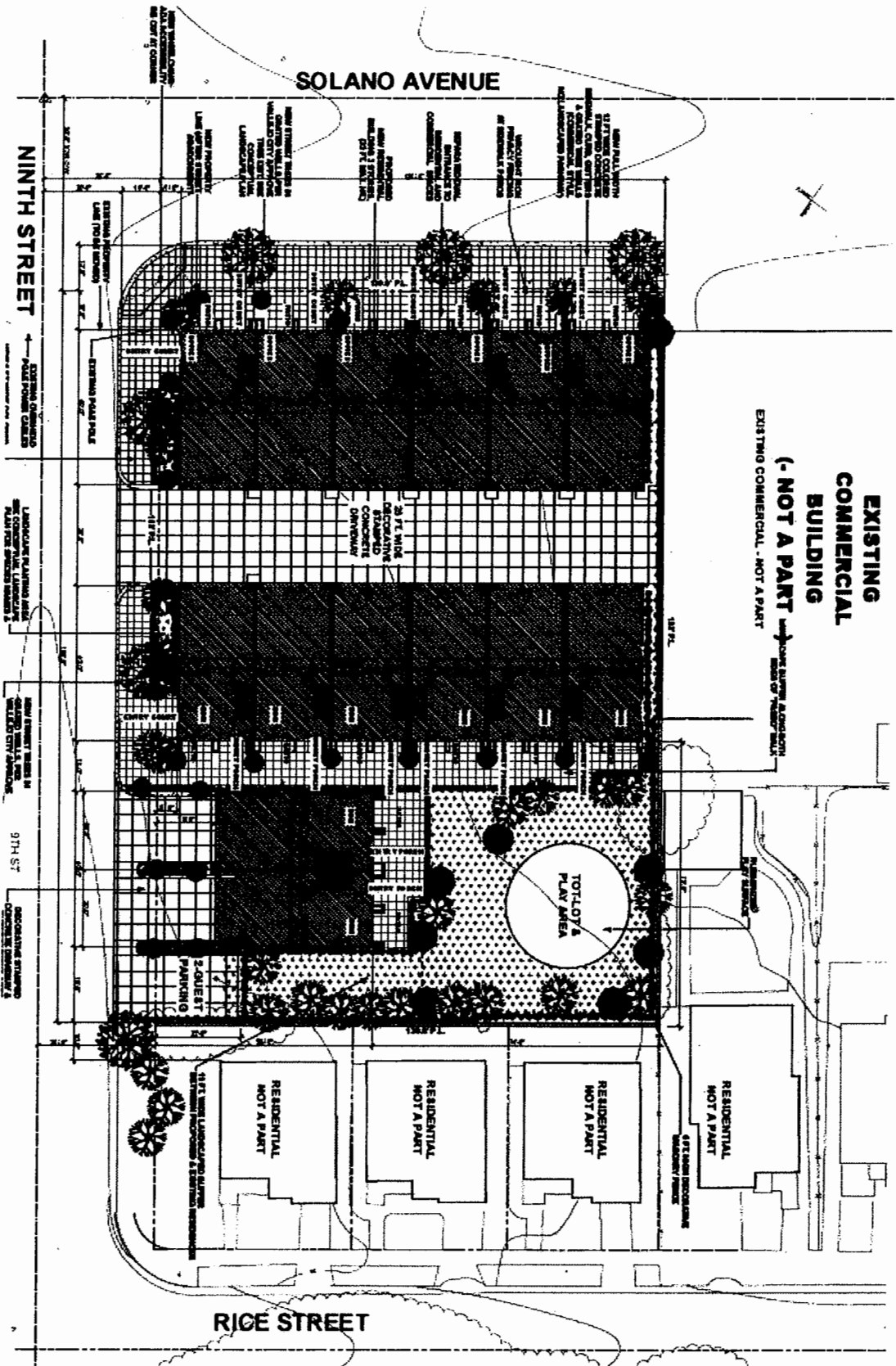
The applicant or any party adversely affected by a decision of the Planning Commission may within ten days after the rendition of the decision of the Planning Commission appeal in writing to the City Council by filing a written appeal with the City Clerk and Planning Division. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or city holiday, then the deadline shall be extended until the regular business day.

ATTACHMENTS

1. Resolution (general plan amendment)
2. Resolution (zoning amendment)
3. Resolution (unit plan)
4. Resolution (minor exception)

5. Resolution (tentative map)
6. General Plan/Zoning amendment exhibit
7. Conditions of approval
8. Development plan package
9. Initial Study, Mitigation Monitoring Plan
10. Pictures of site
11. Conflict of Interest Map/Driving Directions
12. Tentative Map
13. Letter from concerned neighbor

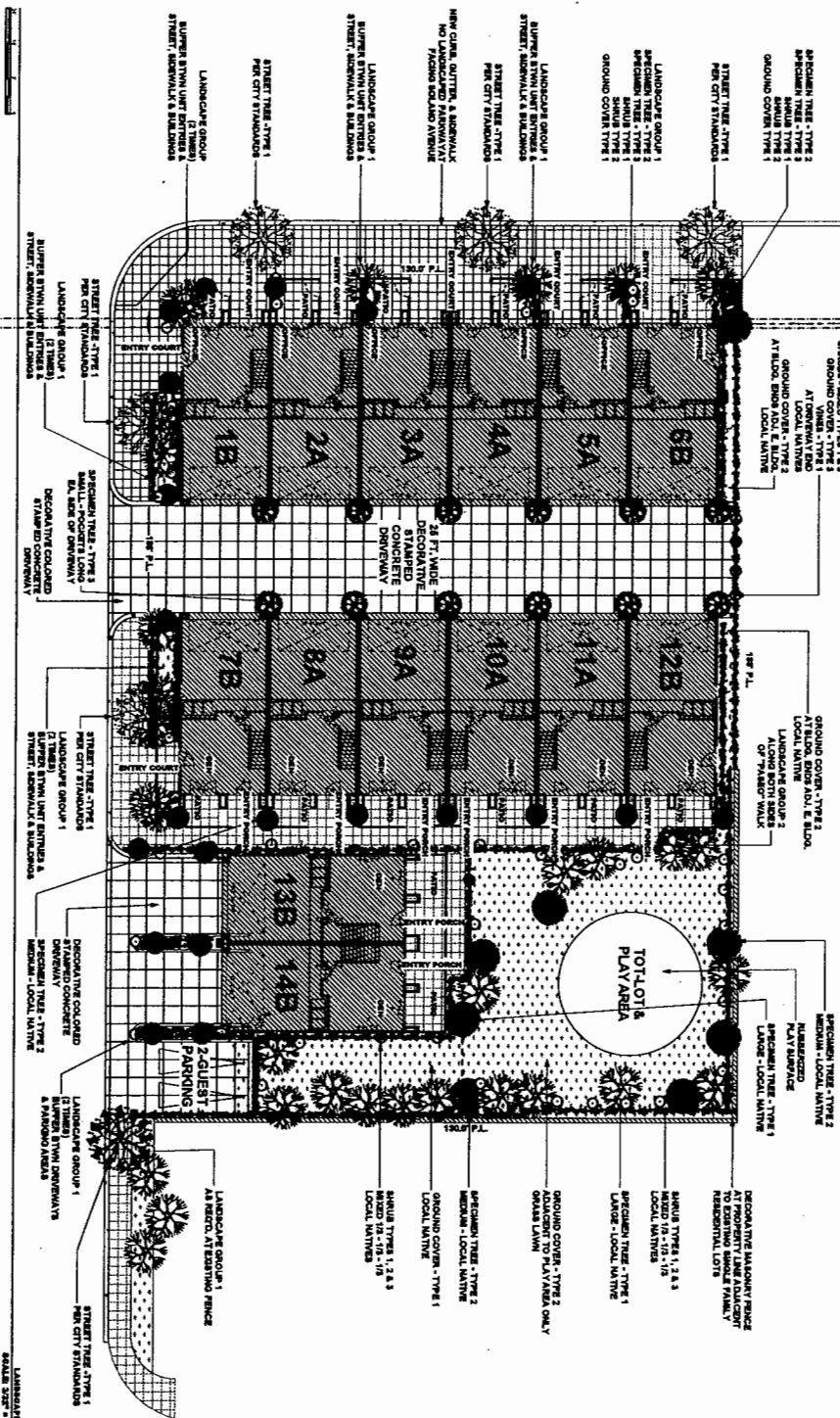
Solano Townhomes



Site Plan

PLANTING MATERIAL LEGEND

SYMBL PLANT DESCRIPTION	SYM. PLANT DESCRIPTION	SYM. PLANT DESCRIPTION
STREET TREE - TYPE 1 A. BELLEGAARD WILLOW B. VALLEJO CITY APPROVED TREE / LOCAL NATIVE C. TYPE IV / POLE SAFE D. SIZE: 2" BOX - SPACING @ +1-80 FT. IN ROW.	SHRUB, BUSH, HEDGE - TYPE 1 A. BUDDELEIA DAVIDA - BUTTERFLY BUSH B. MEDIUM HEIGHT - LOCAL NATIVE C. SIZE: 5' GALL. SPACING: 8' O.C.	GROUND COVER - TYPE 1 A. DRYMONDIA MARGARETAE - SILVER CARPET B. MEDIUM HEIGHT - LOCAL NATIVE C. SIZE: 8" CONTAINER. SPACING: 8' O.C.
SPECIMEN TREE - TYPE 2 A. ARGENTAE MANSION - STRAWBERRY TREE B. MEDIUM SIZE - 28" IN. - LOCAL NATIVE C. TYPE IV / POLE SAFE D. SIZE: 2" BOX - SPACING: AS SHOWN	SHRUB, BUSH, HEDGE - TYPE 2 A. CORONIA SPECIES & CULTIVARS - AUSTRALIAN FUCHSIA B. MEDIUM HEIGHT - LOCAL NATIVE C. SIZE: 5' GALL. SPACING: 8' O.C.	GROUND COVER - TYPE 2 A. RUGOSA DRYMONDIA - SPERMATOPHYTES FOR FULL COVERAGE B. LOW HEIGHT C. SIZE: 8" BOOE. SPACING FOR FULL COVERAGE
SPECIMEN TREE - TYPE 3 A. CERES OCCIDENTALS - WESTERN REDWOOD B. MEDIUM SIZE - TYPE IV - LOCAL NATIVE C. TYPE IV / POLE SAFE D. SIZE: 2" BOX - SPACING: AS SHOWN	SHRUB, BUSH, HEDGE - TYPE 3 A. WESTRANGIA FRUTICOSA - COAST ROSEMARY B. MEDIUM HEIGHT - LOCAL NATIVE C. SIZE: 5' GALL. SPACING: 8' O.C.	VINE - SMALL & ERIGE GROUNDS - TYPE 1 A. CLETHRA CALISTEGUENSIS - VIOLET TRUMPET VINE B. MEDIUM HEIGHT - LOCAL NATIVE C. SIZE: 1" GALL. SPACING: 2'-3" O.C. W/ STAKES & WIRES
SPECIMEN TREE - TYPE 4 A. ACER PALMATUM - COUSON QUEEN JAPANESE MAPLE C. TYPE IV / POLE SAFE D. SIZE: 1/2" GALL. SPACING: AS SHOWN	FLOWERING PERENNIAL - TYPE 1 A. RECHWANGIA FRUTICOSA - PURPLE CONEFLOWER B. MEDIUM HEIGHT - LOCAL NATIVE C. SIZE: 5" CONTAINERS SPACING: 38" O.C.	
FLOWERING PERENNIAL - TYPE 2 A. JASMINUM POLYANTHUM - PINK JASMINE B. SHORT HEIGHT - LOCAL NATIVE C. SIZE: 5" CONTAINERS SPACING: 38" O.C.	FLOWERING PERENNIAL - TYPE 3 A. JASMINUM POLYANTHUM - PINK JASMINE B. SHORT HEIGHT - LOCAL NATIVE C. SIZE: 5" CONTAINERS SPACING: 38" O.C.	



TRANSPACIFIC ARCHITECTS
 SAN FRANCISCO OFFICE
 505 FRANCISCA STREET
 SAN FRANCISCO, CA 94110
 P: 415-979-0333
 F: 415-979-1789

ARCHITECT OF RECORD:
 RE: BELLEGAARD
 CONSULTANT

PROJECT INFORMATION
 SOLANO VILLAGE TOWNHOMES
 BOLANO AVE. & 9TH ST.
 VALLEJO, CALIFORNIA, 94590

OWNER:
 VALPROP LLC
 617 MARCOFF STREET
 VALLEJO, CALIFORNIA 94590

PROJECT NO.	878
TOWN/LOT	RE: BELLEGAARD
DESIGNED BY	TRANSPACIFIC ARCHITECTS
DATE	11/15/17
MARK DATE	DESCRIPTION

SHEET TITLE: **LANDSCAPE PLAN**

SHEET NO. **A-102** OF 15

TRANSPACIFIC ARCHITECTS

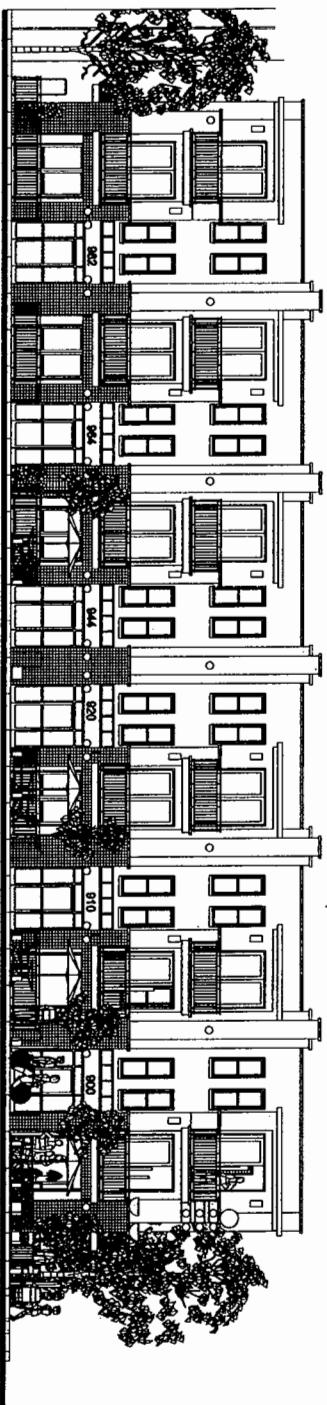
SAN FRANCISCO OFFICE
 505 FRANKONIA STREET
 SAN FRANCISCO, CA 94110
 F 415-224-1780

ARCHITECT OF RECORD:
 ASH NEIDHAM
 CONSULTANT

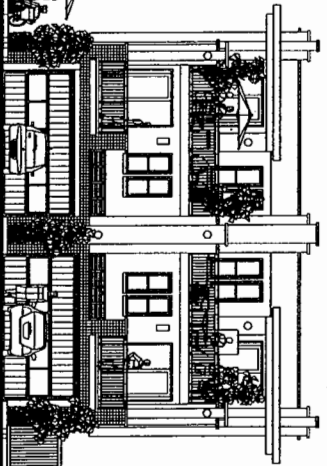
PROJECT INFORMATION

SOLANO VILLAGE TOWNHOMES
 SOLANO AVE. & 9TH. ST.
 VALLEJO
 CALIFORNIA, 94590

OWNER:
 VALPROP, LLC
 617 AMADOR STREET
 VALLEJO, CALIFORNIA 94590



SOLANO AVE EAST ELEVATION
 SCALE: 3/8" = 1'-0"



9TH ST WEST ELEVATION
 SCALE: 3/8" = 1'-0"

ELEVATIONS

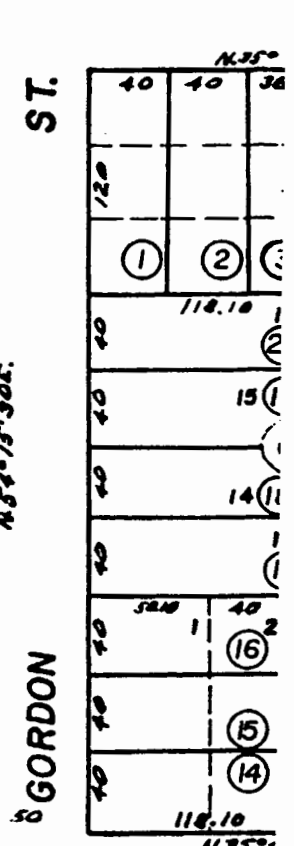
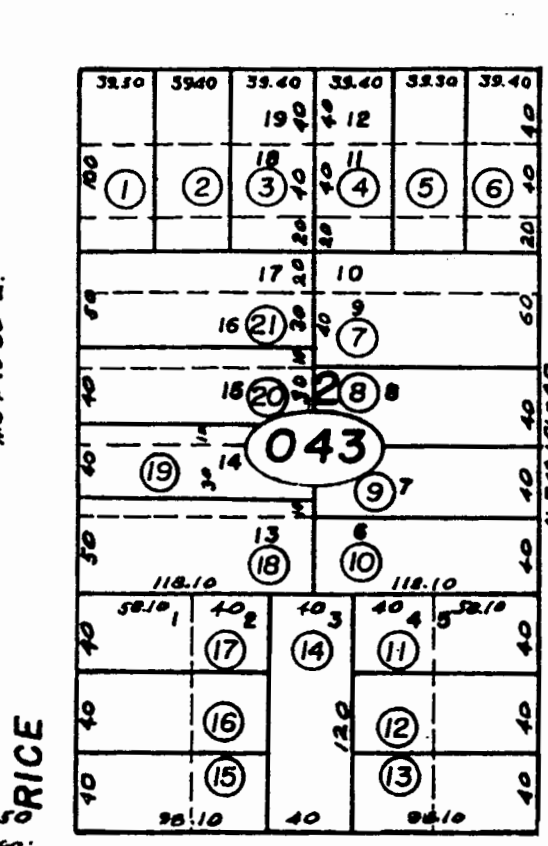
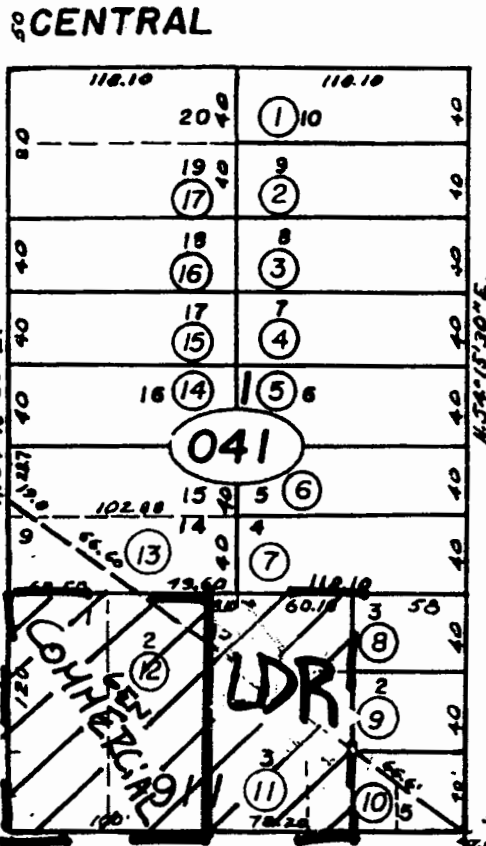
A-108

SHEET 11 OF 13



100 AVE.

R.M. 1-22 R.M. 7-6

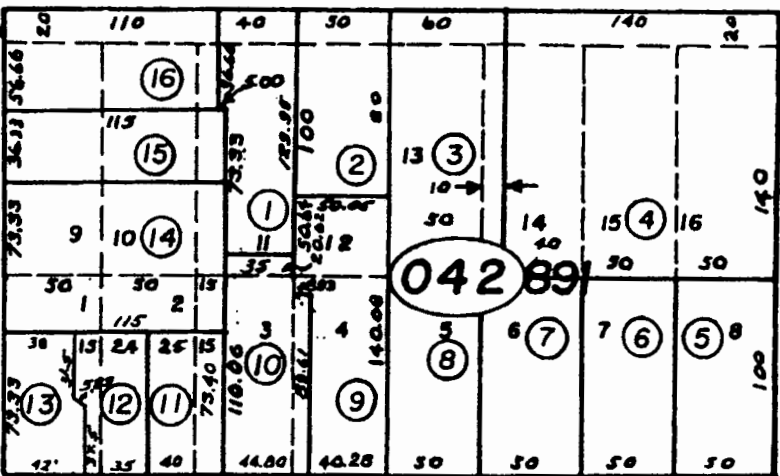


100.10

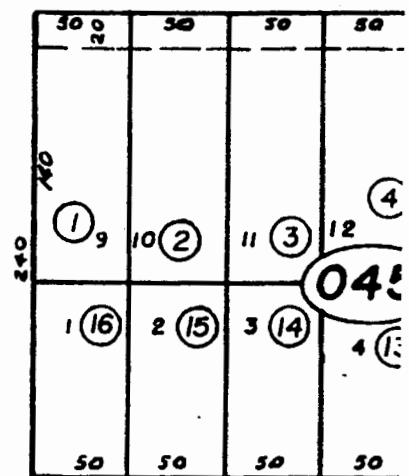
NINTH

R.M. 1-22 R.M. 7-6

100 SOLANO



80 RICE ST.



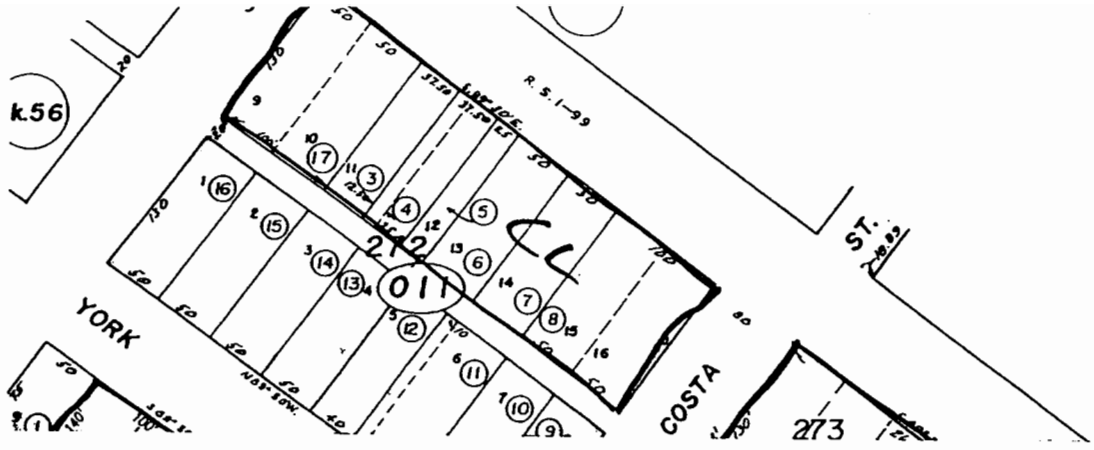
60 CHASE

EXISTING GENERAL PLAN DESIGNATION

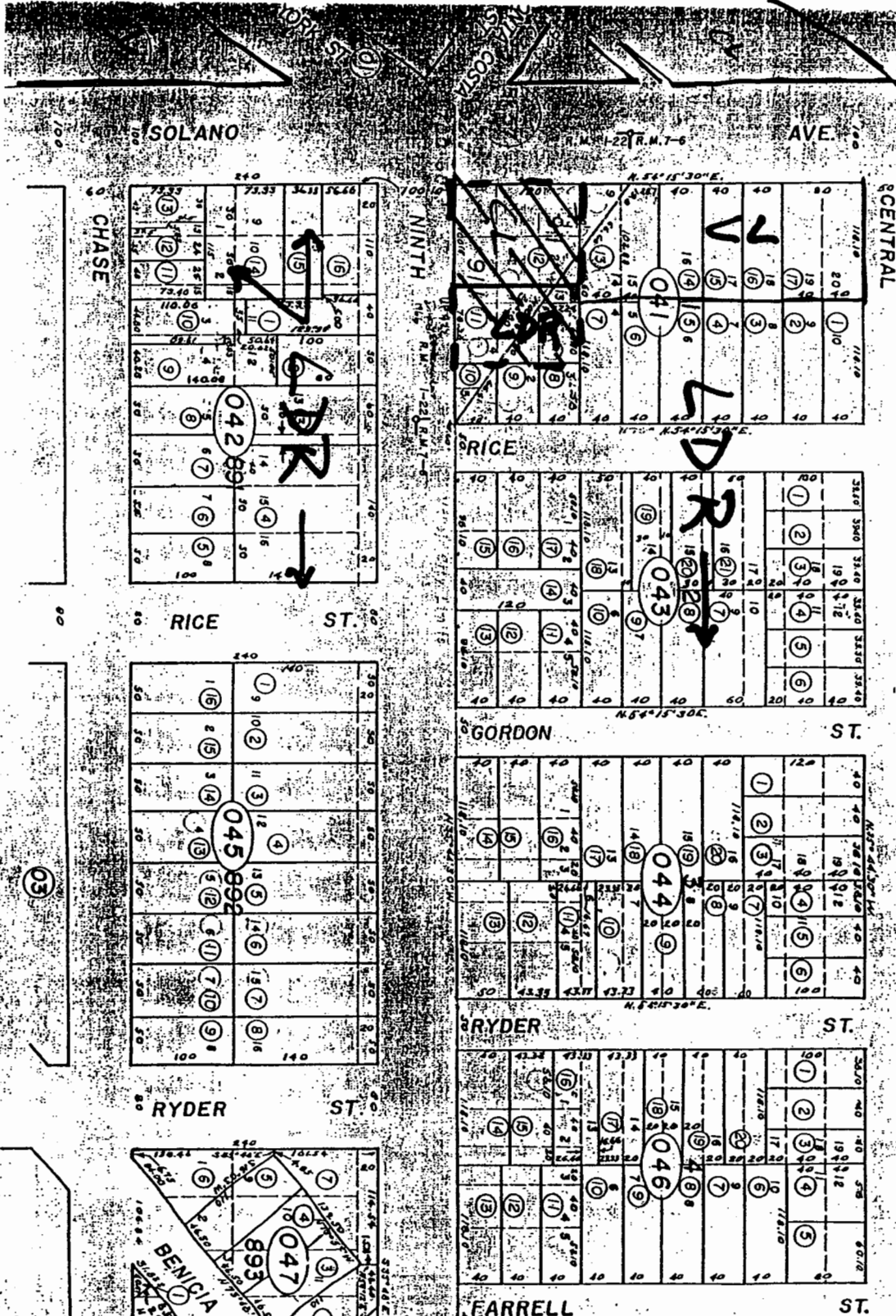


SUBJECT SITE

18 (RS)	1
ST.	12
ION	



EXISTING ZONING



= SUBJECT SITE

ALLEJO
k. 59
ano, C
Assessor/Record

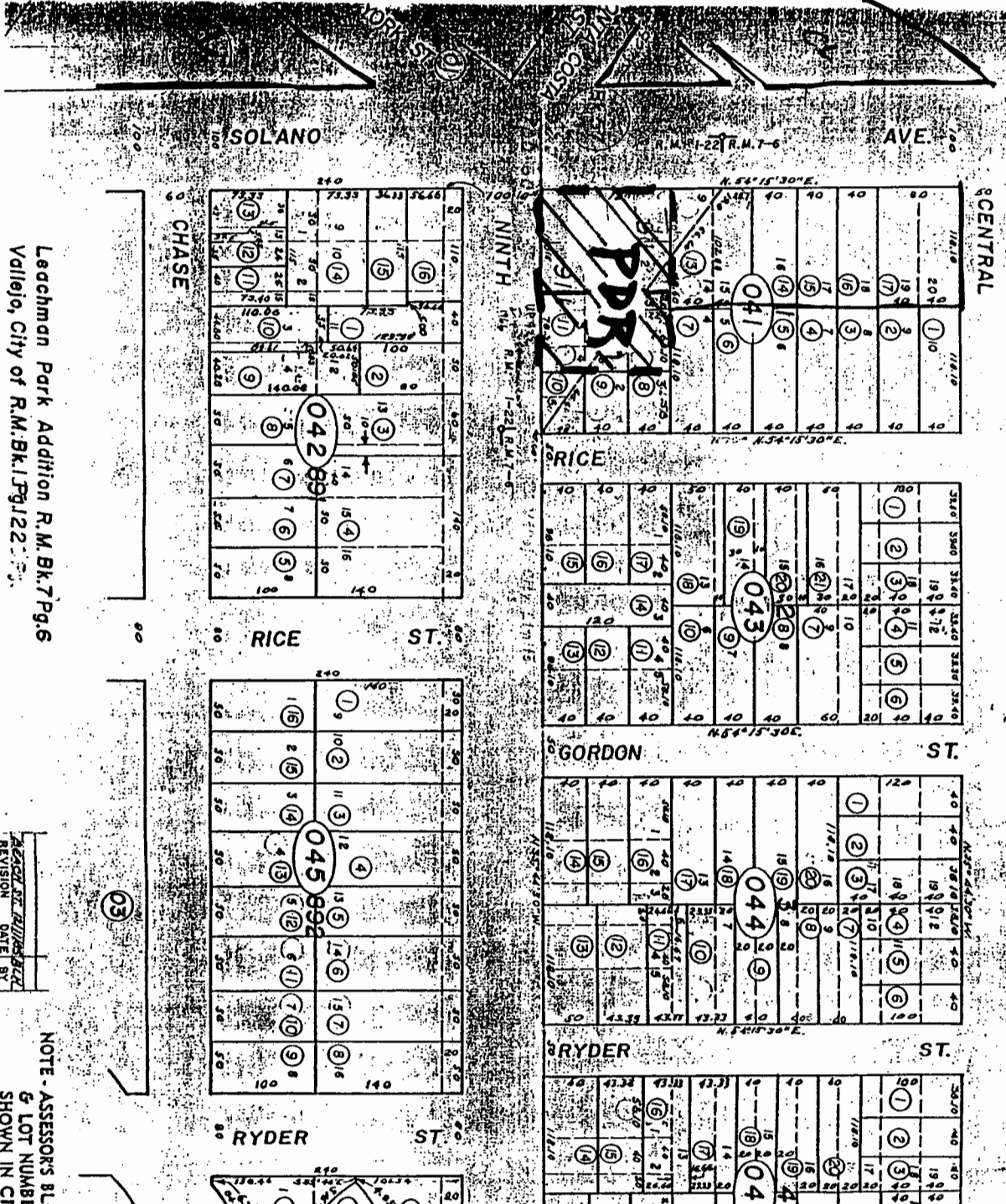
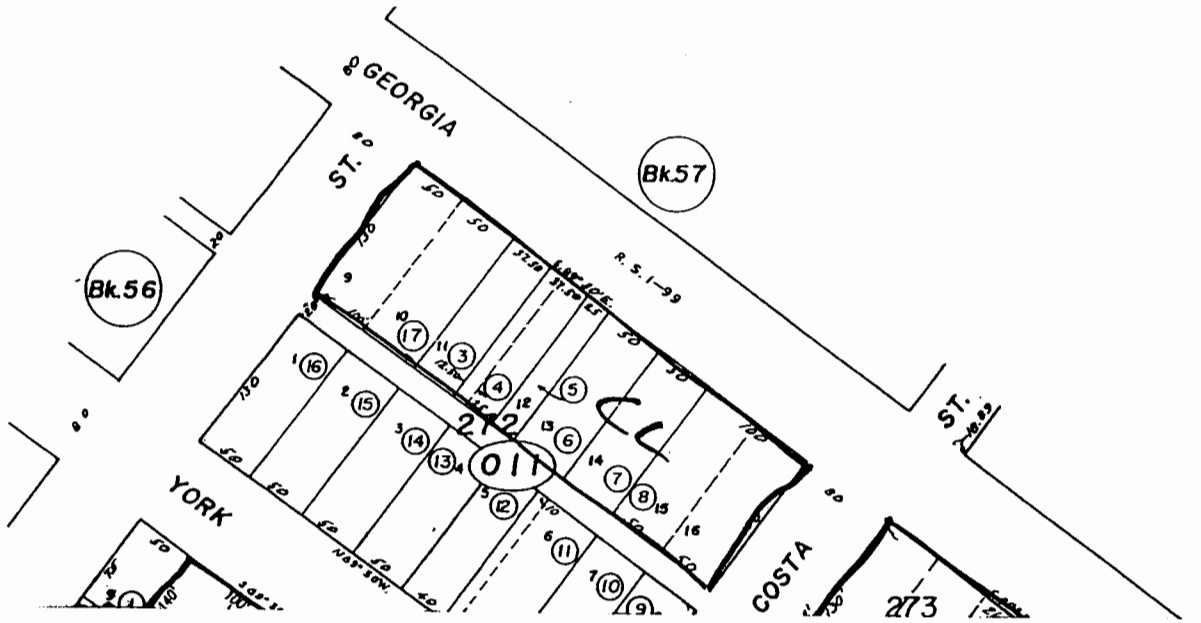
POR. SW 1/4 SEC. 18, T. 3 N. R. 3 W., M.D.B.A.M.
POR. NW 1/4 SEC. 19, T. 3 N. R. 3 W., M.D.B.A.M.

05

PROPOSED ZONING



= SUBJECT SITE



Leachman Park Addition R.M. Bk. 7 Pg. 6
Vallejo, City of R.M. Bk. 1 Pg. 122

REVISION	DATE

NOTE - ASSESSORS BL & LOT NUMBER SHOWN IN CI

50 ST.

50 ST.

50 ST.

FOR SW 1/4 SEC. 18, T. 3 N. R. 3 W., M.D.B. 8 M.
FOR NW 1/4 SEC. 19, T. 3 N. R. 3 W., M.D.B. 8 M.



CITY OF VALLEJO

“SOLANO T OWNHOMES PROJECT”

MITIGATION MONITORING AND REPORTING FORM

PROPOSED PROJECT ACTIONS:

Approve General Plan Amendment #07-0002, Zoning Map Amendment #07-0003, Tentative Map #07-0009, Planned Development #07-0008, and Minor Exception 07-0004

PROJECT DESCRIPTION:

The applicant is proposing construction of 14 townhome units on two existing vacant parcels. The 3-4 bedroom unit townhomes would range in size from 1,462 to 1,741 square feet. To facilitate the proposed development, the applicant has petitioned to change the General Plan classifications from General (Retail) Commercial and Low Density Residential to High Density Residential and the zoning designations from Linear Commercial/Low Density Residential, to Planned Development Residential. The applicant is also requesting a minor exception to provide two of the required three guest parking spaces.

LOCATION:

Southeast corner of 9th Street and Solano Avenue

PROPONENT: Val Properties, LLC
6930 Dume Drive
Malibu, CA 90265

The following mitigation measures have been identified to avoid or lessen to an insignificant level the adverse environmental effects that could result from these project actions:

MITIGATION MEASURES

Noise

Mitigation:

Primary noise sources emanate from Solano Avenue traffic. The project, as proposed, does not meet the acceptable or conditionally acceptable noise levels established in the

City's noise ordinance, therefore, the following mitigations have been proposed by the applicant's noise consultant:

1. All windows and sliding glass doors facing onto Solano Avenue shall be dual glazed and bear a label applied by the manufacturer indicating that the units meet the minimum standards for sound attenuation and are approved for installation in such locations as specified by the State of California Department of Housing and Development or other agency have such authority.
2. All windows and sliding glass doors facing onto Solano Avenue shall be installed as per manufacturer's recommendation and specifications for sound attenuation units. Including the installation of any special parts, gaskets, sealants or special caulking that may be recommended or required in order for the units to meet the specified standards as per the manufacturer's installation guidelines.
3. All door assemblies consisting of doors and frames, supplied individually or a packaged units, constructed of wood, metal, other materials or a combination of materials, other than sliding glass types described above, shall have a sound attenuation rating greater than, but in no case less than the attenuation rating for glass doors or windows.
4. All mechanical HVAC or other air handling equipment, including exhaust fans, shall be provided with a "baffle" device, approved for use by the equipment manufacturer, installed on supply ducts or other openings facing onto Solano Avenue. Such devices shall be installed per manufacturer's recommendations and shall be in working order prior to occupancy of the unit(s) in which they are located.
5. All roof top mounted mechanical HVAC or other air handling equipment, where located within 20 linear feet perpendicular to the exterior wall line facing Solano Avenue and where the exterior roof wall parapet is less than the height of the highest air intake point of the of the equipment, shall be provided with a "baffle" device similar to that described above and shall meet all other requirements as noted in that condition.
6. All exterior walls facing onto Solano Avenue shall have a continuous single layer of fiberglass batt insulation or similar material, a minimum of 3.5 inches in thickness, and approved for use in sound rated wall assemblies. In addition, all void spaces in walls, floor or other framed construction assemblies facing Solano Avenue on the exterior side and having a habitual space on the interior side shall also be completely filled with a single layer of fiberglass insulation or similar material of 3.5 inches in thickness. All joints between exterior surface finish materials shall be fully caulked and completely sealed with an approved acoustic grade caulking or material assembly to prevent the infiltration of air-born sounds."

Short-term construction-relate 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. 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.

Signature of Property Owner

Date

Solano Townhomes



500' conflict of interest map



CITY OF VALLEJO

Agenda Item No.

COUNCIL COMMUNICATION

Date: November 18, 2008

TO: Mayor and Members of the City Council

FROM: Craig Whittom, Assistant City Manager/Community Development *ca*
Bob Adams, Development Services Director *BA*
Don Hazen, Planning Manager *DH*
Claudia Quintana, Assistant City Attorney *CQ*
Melinda Nestlerode, Interim Housing and CD Program Manager *mn*

SUBJECT: Consideration of a Resolution holding on first reading an Ordinance amending Chapter 15.24 of the City of Vallejo Municipal Code relating to Conversion of Mobile Home Parks to Resident Ownership.

BACKGROUND AND DISCUSSION

On November 27, 2007, the City Council adopted findings and approved an urgency ordinance extending for 10 months and 15 days the moratorium on mobile home park conversions (Ord. 1597 N.C. 2d). The purpose of the moratorium was to enable staff to study the issue of conversion of mobile home parks to resident ownership and prepare specific recommendations for amending the Zoning and/or Subdivision ordinance related to mobile home park conversions. The moratorium was due to expire on October 23, 2008, unless extended as provided by State law.

On October 21, 2008 the City Council adopted findings and approved an urgency ordinance (Ord. 1612 N.C. 2d) extending the moratorium for an additional period of 90 days through and including January 21, 2009. The purpose of the extension was to allow time to return to the Mobile Home Rent Review Board on October 27, 2008 and to allow sufficient time for public input and consideration of the proposed Ordinance before City Council.

Within the past six months, staff has met with the Mobile Home Park Task Force, and has held two public workshops, on July 16, 2008 and October 2, 2008, respectively. In addition, two public hearings with the Mobile Home Rent Review Board were held on October 14,

2008 and October 27, 2008. The Board discussed the issues of resident surveys, the definition of Bona Fide conversion, and affordability issues. The Mobile Home Rent Review Board did not recommend approval of the proposed Ordinance. Only three members were in attendance and a unanimous vote was necessary to recommend approval. The vote was not unanimous, therefore; the Board was not able to recommend adoption of the proposed Ordinance to the City Council. At the conclusion of the meeting, staff informed the Board that this item must be brought before the City Council on November 18, 2008.

Adoption of the proposed Ordinance is the most logical method available to the City to clearly establish regulations, and to ensure the health and safety of the park residents and the public for this type of park conversion. The proposed Ordinance accomplishes the following:

- Implementation of State Laws regarding conversion of mobile home parks to resident ownership;
- Ensures conversions of mobile home parks to resident ownership are Bona Fide conversions in accordance with local and State laws;
- Implements the General Plan Housing Element;
- Balances the need for increased homeownership opportunities with the need to protect rental housing opportunities;
- Provides adequate disclosure to decision makers and prospective buyers prior to the conversion of mobile home parks to resident ownership;
- Ensures the public health and safety in converted parks; and
- Conserves the City's affordable housing stock.

Key Provisions of the Proposed Ordinance

The proposed Ordinance provides for the following:

- Procedures for processing a proposed conversion as part of a subdivision application;
- Requires a conversion impact report to include the number of homes vacant and occupied, length of residency, characteristics of existing mobile homes such as age, size and type, list of residents and addresses of primary residences, list of comparable mobile home parks with the City and Solano County, rent schedules and availability of space for relocation of residents as necessary, economic impact report on how the conversion affects existing residents in the park, engineers' report, inspection reports and pest reports;
- Requires hearing before the Planning Commission to review the proposed conversion and decide if the conversion is Bona Fide as defined in the Ordinance;
- Assures the conversion is in compliance with Subdivision Map Act; and
- Notification of residents and homeowners about an exclusive right to purchase.

The proposed ordinance provides the applicant and the public with thorough data and a method of analysis as part of the application process. In addition, the proposed Ordinance provides a sufficient amount of information for the public and the Planning Commission to determine if the conversion is Bona Fide, as defined in the Ordinance, and meets all the standards and conditions required by both State and local laws. Both the extensive collection of data and the public hearing process provided in the Ordinance provides the Planning Commission with sufficient information to make decisions regarding proposed conversions of mobile home parks as part of a subdivision applicant.

Mobile Home Parks in Vallejo

Mobile home parks provide a significant source of affordable housing in the City of Vallejo. There are currently 11 parks within the City, containing approximately 1,300 spaces, according to the 2000 U.S. Census. This represents almost 3% of the City's housing stock. The average household size for this housing type in Vallejo is 1.83 persons per unit; therefore, these units house an estimated 2,380 persons. Mobile home park spaces are subject to local rent control under the City's Municipal Code, Chapter 5.64, Sections 5.64.010 through 5.64.180, except for spaces which are exempted by state law because they are covered by leases of 12 months or more that meet specified conditions set forth in the California Civil Code.

Mobile home park residents usually own their mobile homes and pay rent for the space that their mobile home is located upon. Based upon a September 2007 phone survey of mobile home park management, it is estimated that tenants of mobile home parks in Vallejo pay space rents ranging from \$244 to \$500 per month, with an average rent of approximately \$400 per month.

Mobile home prices range from about \$50,000 to \$90,000 in Vallejo, making the purchase of a mobile home on a rental lot in an existing mobile home park affordable to low-income households that could not afford to purchase condominiums or houses within the City.

In a recent survey of one of the largest mobile home parks in the City, 40% of the respondents indicated that their household income was in the very low-income category (less than \$30,000 for a two-person household.) 70% of the adults in the park were seniors. (36% of the 255 households provided responses to the survey questionnaire.)

The City has not surveyed the residents of the other parks in the City. However, surveys of mobile home park residents in other jurisdictions have consistently shown that a substantial portion of mobile home park residents are low-income.

Impact of the Conversion of Mobile Homes to Resident Ownership

If mobile home parks are converted into resident ownership, the cost of mobile home park space parcels will most likely become unaffordable to low-income households that could previously afford to purchase mobile homes on rented spaces and pay the space rent. While we do not have information on the sales prices after the conversion, if prices exceed \$80,000 per unit, the cost would be unaffordable to very low-income households. If prices exceed \$150,000 per unit, the units will be unaffordable to low-income households.

Mobile home park conversions to resident ownership are subject to state law regarding the mitigation of the impacts of conversions. However, the scope of those protections is limited. Under the state law, when a park is converted to resident or condominium ownership it is no longer subject to local rent regulations. After the conversion, the space rents of non-purchasing **low-income** tenants (those low-income tenants who choose not to purchase the land under their mobile home) may not be increased by more than the percentage increase in the Consumer Price Index (CPI). However, there are no limits on the rents that may be charged when new residents acquire land in a mobile home park converted to condominium ownership. Therefore, at the time of an in-place sale of a mobile home after a condominium conversion, the rents may be raised to a level unaffordable to low-income residents.

The rents of the mobile home park tenants who are **not in the low-income category** may be raised to market levels four years after the condominium conversion, thereby exposing these tenants to the possibility of exceptional rent increases and corresponding adverse effects on the values of their mobile homes. In a park in American Canyon, a few years after a park conversion took place and the City's rent control ordinance was no longer applicable, space rents in the park were raised from \$500 to \$1,300 per month.

When mobile home owners are faced with rent increases or conversion costs that they cannot afford, they do not have any option to move their mobile homes because as a practical matter mobile homes are not portable. The cost of moving a mobile home and setting up the mobile home in another park is substantial (e.g. \$10,000). Furthermore, virtually all mobile home parks in the Bay Area will not accept mobile homes that are more than a few years old. Therefore, as a practical matter, most mobile homes cannot be moved within the Bay Area. Mobile home park conversions are more likely to impact low-income households and seniors, due to the affordable nature of the housing stock. Currently, one park owner in the City has expressed intent to convert a park to condominium ownership. Statewide, park owner initiated conversions have become widespread within the past few years.

FISCAL IMPACT

There would be no fiscal impact as a result of adopting the proposed ordinance.

RECOMMENDATION

Staff recommends the City Council adopt the Resolution holding on first reading the proposed Ordinance amending Chapter 15.24 of the City of Vallejo Municipal Code relating to Conversion of Mobile Home Parks to Resident Ownership.

ENVIRONMENTAL REVIEW

Adoption and implementation of this Ordinance is exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the Ordinance or its implementation would have a significant effect on the environment.

PROPOSED ACTION

Adopt the Resolution and introduce the proposed Ordinance

AREA OF FOCUS

Not applicable, in response to moratorium.

DOCUMENTS AVAILABLE FOR REVIEW

Attachment "A" – Resolution
Attachment "B" – Proposed Ordinance
Attachment "C" – City Council Memo

PREPARED BY/CONTACT:

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K/Public/AI/PL/Mobile Home Parks/ccrpt 111808-1-1dt.doc

RESOLUTION NO. _____ N.C.

**A RESOLUTION OF THE CITY OF VALLEJO CITY COUNCIL HOLDING ON
FIRST READING AN ORDINANCE AMENDING CHAPTER 15.24 OF THE
VALLEJO MUNICIPAL CODE, ENTITLED "CONVERSION OF MOBILE HOME
PARKS TO RESIDENT OWNERSHIP"**

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

WHEREAS, the City of Vallejo has an overriding interest in planning and regulating the use of property within the City, and implicit in any plan or regulation is the City's interest in maintaining the quality of urban life and the character of the City's neighborhoods; and

WHEREAS, without stable, well-planned neighborhoods, and sound housing policies for all sectors of the population, sections of the City can deteriorate with tragic consequences to social, environmental, and economic values and serious impacts to citizens whose living arrangements are predicated on access to safe, affordable housing; and

WHEREAS, the City Council has considered the contents of staff reports, as well as presentations on the subject, and heard and read community testimony regarding the potential impacts of mobile home park conversions into resident owned condominiums; and considered evidence taken at the duly noticed public hearings on October 23, 2007 and on November 27, 2007; and

WHEREAS, on October 23, 2007, the City Council enacted Ordinance No. 1597 N.C. (2d) declaring a temporary 45-day moratorium on mobile home park conversions pursuant to the City of Vallejo's police power, Sections 200 and 312 of the Charter of the City of Vallejo, Article XI of the California Constitution and Government Code Section 65858; and

WHEREAS, on November 27, 2007, the City Council enacted Ordinance No. 1599 N.C. (2d) extending and imposing a temporary moratorium on conversion of mobile home parks to resident ownership for an additional period of 10 months and 15 days; and

WHEREAS, on October 21, 2008, the City Council enacted Ordinance No. 1612 N.C. (2d) extending and imposing a temporary moratorium on conversion of mobile home parks to resident ownership for an additional period of 90 days through and including January 21, 2009 in order to provide time to consider a proposed ordinance regulating mobile home park conversions; and

WHEREAS, On July 15, 2008 and October 2, 2008, the City held two public workshops to discuss the issues regarding mobile home park conversions and the proposed ordinance; and

WHEREAS, On October 14, 2008 and October 27, 2008 the Mobile Home Rent Review Board held a duly noticed public hearing and reviewed the proposed mobile home conversion ordinance.

NOW THEREFORE BE IT RESOLVED THAT THE City Council of the City of Vallejo holds on November 18, 2008 a first reading of an ordinance of the City of Vallejo, attached hereto as Attachment 1 to this Resolution, amending Chapter 15.24 of the Vallejo Municipal Code relating to Conversion of Mobile Home Parks to Resident Ownership.

AYES:

NOES:

ABSENT:

ABSTENTIONS:

OSBY DAVIS, MAYOR

ATTEST: _____
MARY ELLSWORTH, Acting City Clerk

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO AMENDING
CHAPTER 15.24 OF THE VALLEJO MUNICIPAL CODE RELATING TO CONVERSION
OF MOBILE HOME PARKS TO RESIDENT OWNERSHIP

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

SECTION 1. Section 15.24.010 of the Vallejo Municipal Code is hereby amended in its entirety to read as follows:

15.24.010 Purpose and Intent

The City Council of the City of Vallejo finds that the adoption of this ordinance is necessary and appropriate to implement certain policies and programs set forth within the adopted General Plan Housing Element, and to comply with state laws related to the conversion of mobile home parks to resident ownership. The City Council further declares that the purposes of these provisions are as set forth below:

1. To implement state laws with regard to the conversion of mobile home parks to resident ownership;
2. To ensure that conversions of mobile home parks to resident ownership are bona fide resident conversions in accordance with state law;
3. To implement the goals and policies of the General Plan Housing Element;
4. To balance the need for increased homeownership opportunities with the need to protect existing rental housing opportunities;
5. To provide adequate disclosure to decision-makers and to prospective buyers prior to conversion of mobile home parks to resident ownership;
6. To ensure the public health and safety in converted parks; and
7. To conserve the City's affordable housing stock.

SECTION 2. Section 15.24.020 of the Vallejo Municipal Code is hereby amended in its entirety to read as follows:

15.24.020 Applicability

The provisions of this Chapter shall apply to all conversions of mobile home parks to resident ownership, except those conversions for which mapping requirements have been waived

pursuant to California Government Code section 66428.1. Mobile home Park Closures and Conversions to Another Use are to be addressed separately under Title 16 of the Vallejo Municipal Code.

SECTION 3. Section 15.24.030 of the Vallejo Municipal Code is hereby amended in its entirety to read as follows:

15.24.030 Definitions

For purposes of this Chapter, the following terms shall have the meanings indicated:

“Bona Fide Resident Conversion” is a conversion which is initiated or supported by most of the resident households and is not undertaken to circumvent the Mobile Home Rent Review Ordinance contained in Chapter 5.64 of the Vallejo Municipal Code. There is a rebuttable presumption that the conversion to resident ownership is Bona Fide if 51% of existing resident households support it.

“City” means the City of Vallejo.

“Commercial coach” means a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional or commercial uses and shall include a trailer coach as defined in section 635 of the California Vehicle Code.

“Comparable housing” means housing that is comparable in floor area and number of bedrooms to the mobile home to which comparison is being made, which housing meets the minimum standards of the state Uniform Housing Code.

“Comparable mobile home park” means any other mobile home park substantially equivalent in terms of park conditions, amenities and other relevant factors.

“Home owner” means the registered owner or owners of a mobile home, who has a tenancy in a mobile home park under a rental or lease agreement.

“Mobile home” means a structure designed for human habitation and for being transportable on a street or highway under permit pursuant to California Vehicle Code section 35790, and as defined in section 18008 of the California Health and Safety Code. “Mobile home” does not include a recreational vehicle, as defined in California Civil Code section 799.24, or a commercial coach, as defined herein and in section 18001.8 of the California Health and Safety Code.

“Mobile home park” means an area of land where two or more mobile home sites are rented, or held out for rent, to accommodate mobile homes used for habitation.

“Mobile home space” means any area, tract of land, site, lot, pad, or portion of a mobile home park designated or used for the occupancy of one mobile home.

“Mobile home resident” means any person who lawfully occupies a mobile home within a mobile home park pursuant to a bona fide lease or rental agreement with the mobile home owner, the park owner, or both. This definition also includes a mobile home owner as long as such person lawfully resides in the mobile home park.

SECTION 4. Section 15.24.040 is hereby added to the Vallejo Municipal Code to read as follows:

15.24.040 Application Materials Required

Applications to subdivide an existing mobile home park or any portion thereof to condominium, stock cooperative, planned unit development, or any form of ownership wherein spaces within the mobile home park are to be sold shall comply with the applicable provisions of this Title and with the California Subdivision Map Act (California Government Code sections 66410 et seq.). The Development Services Director, for good cause, may waive some or all of the requirements listed in this section. The findings necessary for approval of the conversion, however, shall not be waived.

A) Conversion impact report required

Any person filing an application for the conversion of an existing mobile home park to resident ownership shall file a conversion impact report on the impact of the proposed subdivision upon the residents of the mobile home park. At a minimum, the conversion impact report shall include detailed description of the mobile home spaces within the mobile home park including:

1. The total number of mobile home spaces in the park and the number of spaces occupied.
2. The length of time each space has been occupied by the present resident(s) thereof.
3. The age, size, and type of mobile home occupying each space.
4. The monthly rent currently charged for each space, including any utilities or other costs paid by the present resident(s) thereof.
5. Name and mailing address of the primary resident(s) of each mobile home within the mobile home park on three sets of gummed labels for the mailing of notice of public
6. A list of all comparable mobile home parks within the City and Solano County. This list shall include the age of the mobile home park and the mobile homes therein, a schedule of rents for each park listed and the criteria of the management of each park for acceptance of new tenants and used mobile homes. Information pertaining to the availability of medical and dental services, shopping facilities,

and all nearby social and religious services and facilities shall also be included.

7. A detailed analysis of the economic impact of the conversion on the residents including, but not limited to:
 - a. Identification of the number of mobile home spaces in the park and the rental rate history for each space over the four years prior to the filing of the application.
 - b. Identification of the anticipated method and timetable for compliance with California Government Code section 66427.5(a) and to the extent available, identification of the number of existing resident households expected to purchase their units within the first four (4) years after conversion.
 - c. Identification of the method and anticipated time table for determining the rents for non-purchasing residents pursuant to California Government Code section 66427.5(f)(1), and to the extent available, identification of the number of resident households likely to be subject to these provisions.
 - d. Identification of the method for determining and enforcing the controlled rents for non-purchasing pursuant to California Government Code section 66427.5(f)(2) and to the extent available, identification of resident households likely to be subject to these provisions.
8. A comparison of current rents paid and rents to be paid at comparable mobile home parks within the City or Solano County, the estimated costs of moving a mobile home and personal property, and any direct or indirect costs associated with a relocation to another mobile home park.
9. A Title 25 inspection report, if one has been generated by the California Department of Housing in the last 5 years.
10. An engineer's report on the type, size, current condition, adequacy, and remaining life of each common facility located within the park, including but not limited to water systems, sanitary sewer, fire protection, storm water, streets, lighting, pools, playgrounds, and community buildings. For purposes of this subsection, an engineer means a registered civil or structural engineer, or licensed general engineering contractor.
11. The current permit to operate for the project mobile home park, current water pressure test, gas line test, and evidence of earthquake proof gas meter and utilities pedestal conveyance.
12. A pest report shall be included for all common buildings and structures.

B) Resident survey of support required

All applications for a conversion to resident ownership shall include a resident survey of support which complies with California Government Code section 66427.5(d). The survey shall be conducted so that each occupied mobile home space shall have one vote. In addition to the Survey of Support, applicant must submit evidence of a written agreement with a homeowner's association (HOA) which is independent of the subdivider or mobile home park owner. If no homeowner's association exists, the applicant may contract with an independent association such as a resident association, a tenant Association, or independent polling business, which must be pre-approved by the City's Development Services Director. The written agreement shall address how the resident survey of support pursuant to this section is to be conducted, and set forth the independent nature of the polling association or business. Prior to distribution of the survey, the content of said survey shall be reviewed and approved by the City's Development Services Director or his/her designee.

SECTION 5. Section 15.24.050 is hereby added to the Vallejo Municipal Code to read as follows:

15.24.050 Bona Fide Hearing

A) Immediately prior to, or concurrent with, the consideration of the Application for the subdivision of a mobile home park into resident ownership, the Planning Commission shall hold a hearing to determine whether the conversion is Bona Fide. There is a rebuttable presumption that the conversion to resident ownership is Bona Fide if 51% of existing resident households support it. In determining the percentage of support, the Planning Commission will look to the survey described in 15.24.040 (B).

B) If a lesser percentage than 51% of the park residents support the conversion, the conversion may nevertheless be Bona Fide if the applicant makes a showing that the conversion is intended to convey mobile home lots to current residents or other prospective buyers rather than merely to circumvent the Mobile Home Rent Review Ordinance contained in Chapter 5.64 of the Vallejo Municipal Code. In determining whether this showing has been made, the Planning Commission shall take into consideration the following:

1. The Conversion Impact Report required by Government Code section 66427.5 and this Chapter.
2. The measure of resident support as demonstrated by the Survey of Resident Support required by Government Code section 66427.5 and this Chapter.
3. The Title 25 Report required by this Chapter and documentation and/or remediation of any Title 25 violations if such is available.
4. Whether the applicant has a plan designed to ensure that most of the lots are sold to existing residents within a reasonable period of time.

5. Whether there is any evidence that the conversion is merely a means of circumventing local rent control.

Due to current State law, the City may not force a subdivider to continue local rent control after the first condominium unit is sold. However, a subdivider's willingness to voluntarily extend rent control protections for senior households, disabled households and moderate-income households is evidence that the conversion is not merely a means of circumventing local rent control. Such willingness may be demonstrated by fulfilling appropriate conditions of approval in time for approval of the Final Map.

6. Any and all relevant evidence submitted to the Planning Commission by the Applicant, residents of the mobile home park, and/or other interested parties at or prior to the hearing on the Tentative Map.

This hearing shall be noticed at the same time and in the same manner as the hearing on the subdivision of the mobile home park into resident ownership. The purpose of the hearing will be to determine if the proposed conversion is a "Bona Fide Resident Conversion". If so, it will be referred to as a "Bona Fide Conversion".

SECTION 6. Section 15.24.060 is hereby added to the Vallejo Municipal Code to read as follows:

15.24.060 Evidence and findings at the hearing to subdivide park into resident ownership

At the hearing, to consider the subdivision of the mobile home park into resident ownership the Planning Commission shall consider whether the requirements of this Chapter have been met. No conversion shall be approved unless each requirement in this Section 15.24.060 has been met.

- A) The Conversion is a Bona Fide Conversion within the meaning of this Chapter.
- B) The applicant provided notice to each existing mobile home resident of the right to either purchase his or her condominium or subdivided unit, which is to be created by the conversion of the park to resident ownership, or to continue residency in the mobile home park as a tenant.
- C) The applicant filed a report on the impact of the conversion upon residents of the mobile home park to be converted to resident owned subdivided interest in compliance with this Chapter.
- D) The applicant made a copy of the report available to each resident of the mobile home park at least 15 days prior to the hearing on the map by the Planning Commission.
- E) (1) The applicant obtained a survey of support of residents of the mobile home park for the proposed conversion.

(2) The survey of support was conducted in accordance with an agreement between the subdivider and a resident homeowners' association, if any, that is independent of the subdivider or mobile home park owner.

(3) The survey was obtained pursuant to a written ballot.

(4) The survey was conducted so that each occupied mobile home space has one vote.

(5) The results of the survey were be submitted to the Planning Division upon the filing of the tentative or parcel map, to be considered by the Planning Commission as part of the hearing described in this section.

F) The residents of the mobile home park have been adequately notified of the proposed conversion including information pertaining to the anticipated timing of the proposed conversion.

SECTION 7. Section 15.24.070 is hereby added to the Vallejo Municipal Code to read as follows:

15.24.070 Subdivision Map Requirements and Findings

In addition to the above requirements under California Government Code section 66427.5, each of the following requirements shall be met for approval of the tentative or parcel map, either at a subsequent hearing or at the same hearing.

A) The proposed conversion is consistent with the general plan and any and all of its elements, any applicable specific plan or planned unit development plan as well as Title 16 of the Vallejo Municipal Code.

B) Appropriate provision has been made for the establishment and funding of an association or corporation adequate to ensure proper long-term management and maintenance of all common facilities and infrastructure.

C) There are no conditions existing in the mobile home park that are detrimental to public health or safety, provided, however, that if any such conditions exist, the application for conversion may be approved if all the findings required under subsections (a) through (e) are made and if the subdivider has instituted all corrective measures adequate to ensure prompt and continuing protection of the health and safety of park residents and the general public.

D) The City can continue to accommodate its share of the Regional Housing Need pursuant to California Government Code section 65584 and that there will be no reduction in residential density as prohibited by California Government Code section 65863.

E) The conversion complies with the provisions of the California Environmental Quality Act, or is exempt therefrom.

SECTION 8: Section 15.24.080 is hereby added to the Vallejo Municipal Code to read as follows:

15.24.080 Map Approval

The application for subdivision of an existing mobile home park into resident ownership shall only be approved if it meets with all the applicable requirements and findings in this Chapter.

SECTION 9: Section 15.24.090 is hereby added to the Vallejo Municipal Code to read as follows:

15.24.090 Resident and Homeowner Notification

The following tenant notifications are required:

A) **Exclusive Right to Purchase.** At or before the application for conversion to resident ownership is submitted, the subdivider shall give each resident household written notice of its exclusive right to contract for the purchase of the dwelling unit or space it occupies at the same or more favorable terms and conditions than those on which such unit of space shall be initially offered to the general public. The right shall run for a period of not less than 90 days from the issuance of the subdivision public report (white paper) pursuant to California Business and Professions Code section 11018.2, unless the subdivider received prior written notice of the resident's intention not to exercise such right.

B) **Right to Continue Residency as Tenant.** If the application for conversion is approved, the subdivider shall give each resident household written notice of its right to continue residency as a tenant in the park as required by California Government Code section 66427.5(a).

SECTION 10. Severability.

If any section, subsection, sentence, clause, phrase of work 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 that one or more provisions may be declared invalid.

SECTION 11. Effective Date.

The City Clerk shall certify to the passage and adoption of this Ordinance causing it to be published, as required by Vallejo Municipal Code Chapter 2.04, and it shall thereafter be in full force and effect. This Ordinance shall become effective (30) thirty days after adoption.

FIRST READ at a regular meeting of the City Council of the City of Vallejo held on _____, 2008, and finally passed and adopted at a regular meeting of the City Council held on _____, 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

OSBY DAVIS, MAYOR

ATTEST: _____
MARY ELLSWORTH, City Clerk

November 18, 2008
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MEMORANDUM
**OFFICE OF THE CITY ATTORNEY
CITY OF VALLEJO**

TO: Honorable Mayor and Members of the Vallejo City Council

FROM: Frederick G. Soley, City Attorney *F. G. Soley*
Claudia Quintana, Assistant City Attorney *C. Quintana*

DATE: November 12, 2008

SUBJECT: LEGAL COMMENT ON CURRENT STATE OF THE LAW REGARDING
A CITY'S AUTHORITY TO REGULATE MOBILE HOME PARK
CONVERSIONS INTO CONDOMINIUMS

I. Background

The City Council of the City of Vallejo will be considering a proposed ordinance which regulates the conversion of mobile home parks into individual units. There has been much debate regarding what a City can and cannot do legally, and there continues to be a lot of litigation as opponents of local regulatory ordinances continue to sue cities who choose to enact them.

Conversions of mobile home parks into condominiums are treated by State law as subdivisions of land. The Subdivision Map Act vests in the City of Vallejo the power to regulate and control subdivisions within its boundaries. (See Cal. Gov't Code § 66411.) A 'subdivision' means "the division, by any subdivider, of any unit or units of improved or unimproved land..." The meaning of 'land' includes airspace condominiums which comprise fee or occupied space for an indefinite distance upwards as well as downwards.

The Subdivision Map Act requires each City to enact a local subdivision ordinance which sets out the standards and regulations applicable to subdivisions. Once an application for a subdivision is filed, its contents are reviewed, and the matter is presented before the Planning Commission. The Commission decides whether the standards have been followed, and if so, whether a "tentative map" should issue. If granted, a "tentative map" carries with it

a number of 'conditions of approval' designed to encourage orderly community development, ensuring the areas are properly improved, and protecting the public from fraud and exploitation. These are the primary goals of the Subdivision Map Act. A 'map' may be denied for specific reasons.

The subdivision of mobile home parks for eventual sale into airspace condominium units has been fraught with controversy. Much of the controversy stems from one provision of the Subdivision Map Act, which reads as follows:

§ 66427.5. Displacement of nonpurchasing residents

At the time of filing a tentative or parcel map for a subdivision to be created from the conversion of a rental mobilehome park to resident ownership, the subdivider shall avoid the economic displacement of all nonpurchasing residents in the following manner:

(a) The subdivider shall offer each existing tenant an option to either purchase his or her condominium or subdivided unit, which is to be created by the conversion of the park to resident ownership, or to continue residency as a tenant.

(b) The subdivider shall file a report on the impact of the conversion upon residents of the mobilehome park to be converted to resident owned subdivided interest.

(c) The subdivider shall make a copy of the report available to each resident of the mobilehome park at least 15 days prior to the hearing on the map by the advisory agency or, if there is no advisory agency, by the legislative body.

(d)

(1) The subdivider shall obtain a survey of support of residents of the mobilehome park for the proposed conversion.

(2) The survey of support shall be conducted in accordance with an agreement between the subdivider and a resident homeowners' association, if any, that is independent of the subdivider or mobilehome park owner.

(3) The survey shall be obtained pursuant to a written ballot.

(4) The survey shall be conducted so that each occupied mobilehome space has one vote.

(5) The results of the survey shall be submitted to the local agency upon the filing of the tentative or parcel map, to be considered as part of the subdivision map hearing prescribed by subdivision (e).

(e) The subdivider shall be subject to a hearing by a legislative body or advisory agency, which is authorized by local ordinance to approve, conditionally approve, or disapprove the map. **The scope of the hearing shall be limited to the issue of compliance with this section.**

(f) The subdivider shall be required to avoid the economic displacement of all nonpurchasing residents in accordance with the following:

(1) As to nonpurchasing residents who are not lower income households, as defined in Section 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any preconversion amenities, may increase from the preconversion rent to market levels, as defined in an appraisal conducted in accordance with nationally recognized professional appraisal standards, in equal annual increases over a four-year period.

(2) As to nonpurchasing residents who are lower income households, as defined in Section 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any preconversion amenities, may increase from the preconversion rent by an amount equal to the average monthly increase in rent in the four years immediately preceding the conversion, except that in no event shall the monthly rent be increased by an amount greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period.

(Emphasis added.)

The controversy surrounds the meaning of the bolded language above, "**The scope of the hearing shall be limited to the issue of compliance with this section.**"

Throughout California, Park Owners have taken the position that this language limits the ability of cities to do *anything* other than require the items enumerated in the section. Carried to its ultimate conclusion, this means that applicants would not have to fill out any application, adhere to any standards, comply with the California Environmental Quality Act, or do any 'thing' to protect the health and safety of the residents. Under this reading, Cities would be powerless to ensure that subdivisions were safe, appropriate, and free from fraud – that is, to carry on the primary purposes of the Subdivision Map Act in the first place.

II. The *El Dorado* Decision

Park Owners do have some support for their position that Cities may not look to any other regulations or standards than the ones enumerated in Cal. Gov't Code § 66427.5. The case which forms the basis for their position is a case called *El Dorado Palm Springs, LTD., v. City of Palm Springs et al.*, (2002) 96 Cal.App.4th 1153.

In *El Dorado*, the owner of a mobile home park filed for a subdivision of his existing park into condominiums. The City of Palm Springs granted the tentative map, subject to a number of conditions of approval. Among those conditions were three specific conditions which were meant to mitigate the economic displacement of park residents, and which were objected to vehemently¹. The conditions were 1) retention of local rent control, 2) determination of lot sale price by appraisal firm, and 3) financial assistance to park tenants. The City of Palm Springs had imposed these conditions realizing that once the first condominium sold, local rent control would evaporate, and that might cause residents to lose their affordable housing. Although the trial court ruled in favor of the City of Palm Springs, the Court of Appeal reversed the judgment, remanding it back to the trial court for further proceedings, with the directions to require the city council to promptly determine the sole issue of whether Plaintiff's application complied with Cal. Gov't Code § 66427.5. The Court of Appeal interpreted the words "The scope of the hearing shall be limited to the issue of compliance with this section" to mean that "the City lacks authority to investigate or impose additional conditions to prevent sham or fraudulent transactions at the time it approves the tentative or parcel map" (See *El Dorado* at 1165.)

The *El Dorado* Court of Appeal went further to state

"...the City Council, in acting on El Dorado's application for approval of the tentative subdivision map, only had the power to determine if El Dorado had complied with the requirements of the section. (§ 66427.5(d).) It therefore had no power to impose the three further mitigating conditions on El Dorado."

The Court then went on to criticize the legislature for not giving the cities more authority to investigate or impose additional conditions to prevent sham or fraudulent transactions, intimating that there was no remedy to prevent them through local action, but that "the courts will not apply section 66427.5 to sham or failed transactions, or to avoid a local rent control ordinance." The Court of Appeals found that Cal. Gov't Code § 66427.5 applied to all conversions of mobile home parks to resident ownership, that the three conditions were improper, and that the matter should be remanded back to the City to determine whether the applicant had complied with Cal. Gov't Code § 66427.5.

¹ Interestingly, the other, apparently ordinary conditions of approval which did not address rent control or the economic displacement of residents were **not** challenged, and remained as valid conditions.

Thus, the *El Dorado* Court went beyond the issue before it (the propriety of the rent-related conditions), seeming to say that a City had no power to impose *any* conditions, or require applicants to do *anything*, and that the City's only job was to ensure compliance with Cal. Gov't Code § 66427.5.

This broad interpretation, readily espoused by park owners throughout California, is erroneous for two reasons.

First, even in *El Dorado*, there were a number of typical approval conditions which were imposed, and which were not challenged. This supports the position that if there is any limitation at all, it is a limitation on the City's ability to mitigate the economic displacement of residents². The City would not be limited in imposing appropriate conditions of approval, and requiring that applicants comply with the remainder of applicable parts of the Subdivision Map Act, and applicable State law. The Subdivision Map Act not only vests in the cities the responsibility to enforce it in regulating the development of subdivisions, it also imposes numerous *other* requirements on both Cities and Applicants. For example, there is the requirement that the applicant actually produce a 'map' depicting the property at issue. There is the required compliance with the California Environmental Quality Act, there are technical requirements for what the written map should look like, what kinds of real property interests need be shown, who should get notice, and a need to determine whether the project has an environmental impact. The Map Act also authorizes the imposition of fees for drainage and sewer facilities (Cal. Gov't Code § 66483), addresses supplemental improvement agreements, soil investigation reports, ensures public access to public waterways and rivers, etc. All these factors are addressed through application requirements and/or through conditions of approval in a tentative map. The City has the authority to deny the map if the State or City requirements and regulations are not followed. For example, a map may be denied if it is inconsistent with applicable general or specific plan, or the subdivision is likely to cause serious health problems, or if the design or the type of subdivision improvements will conflict with public easements for access. (See Cal. Gov't Code § 66474.)

The second reason is the concept of 'dicta'. Court opinions generally have two kinds of content which lawyers look through to determine the state of the law. Opinions have 'holdings' and 'dicta'. Although much debate usually surrounds the question of whether something is 'holding' or 'dicta', generally the 'holding' of a case, is that part of the case which addresses the question at issue and has value as precedent. However, the 'dicta' is the part of a judicial opinion which is merely a judge's editorializing and does not directly address the specifics of the case at bar. It is extraneous material which is merely informative

² Even this limitation would seem to apply only to 'bona fide' conversions. Apparently if the conversion is *not* bona fide one reading of the statute is that cities *could* mitigate the economic displacement of residents some *other* way than as set forth in Cal. Gov't Code § 66427.5.

or explanatory. Dicta are judicial opinions expressed by the judges on points that do not necessarily arise in the case.

In the case of *El Dorado*, the Court of appeal was not answering the question ‘what is the proper scope of the hearing on the tentative map for a subdivision of mobile home into condominiums’. Rather, it was answering the question ‘Is it proper for a City to impose three conditions relating to local rent control to mitigate the economic displacement of tenants?’ Thus, the Appellate Court’s seeming conclusion that the City’s authority to grant or deny the scope of the tentative map hearing should be confined to whether the applicant has complied with Cal. Gov’t Code § 66427.5 is ‘dicta’.

III. Changes to Cal. Gov’t Code § 66427.5 after *El Dorado*

In 2002, California Government Code section 66427.5 was amended to address the *El Dorado* decision. AB 930 (Keeley, 2002) clarified that section 66427.5 is to apply solely to ‘bona fide’ conversions. Thus, it seems that the intent of the resident survey language in section 66427.5 is to ensure that all mobile home park conversions are “bona fide” and not merely an attempt to avoid local rent control. Unfortunately, AB 930 did not specify how one is to determine that a conversion is bona fide. The ‘bona fide’ language does appear in the *El Dorado* decision, and there appears to be some consensus as to what it means. However, to fill in the gaps left by the state legislators, California cities and counties are enacting ordinances which guide the Planning Commissions in determining whether a conversion is bona fide. Several cities including Ventura, Santa Rosa, Sonoma, Sunnyvale and Santa Cruz have enacted such local ordinances.

IV. Opponent Arguments

Since the enactment of mobile home conversion ordinances in several municipalities, it appears that opponents to the enactment of these ordinances usually bring up a certain set of canned arguments to support their position that a city may not adopt an ordinance to regulate subdivision of mobile home parks into condominiums. The following is a brief explanation as to why these arguments are not correct.

a) The City’s power is strictly limited to determining if owners have complied with specific requirements of Cal. Gov’t Code § 66427.5.

Response: We disagree. As stated above, the Subdivision Map Act vests in the cities the power to regulate all subdivisions, unless specifically exempted. Conversions of mobile home parks into condominiums are not specifically exempted. The *El Dorado* language suggesting otherwise is dicta. Even if it is not dicta, the statutory language was amended after *El Dorado* to apply only to ‘bona fide’ conversions. The present ordinance complies with the statutory language by allowing applicants a specific hearing on whether Cal. Gov’t

Code § 66427.5 is applicable, and whether the conversion is 'bona fide' or not.

b) The conversion of a mobile home park does not constitute a change of use under Cal. Gov't Code § 65858.

Response: We agree. This argument is typically 'thrown in' by project proponents who anticipate that Cities will be relying on this section to impose onerous conditions to mitigate the economic displacement of residents. Cal. Gov't Code § 65858 has not applied to any circumstance within the City of Vallejo as of yet. However, some of the correspondence by opponents to the proposed ordinance erroneously anticipates that the City will rely on section 65858 for mobile home conversions into condominiums. Section 65858 specifically allows cities to impose extensive (and expensive) conditions to mitigate the economic displacement of residents. Cal Gov't Code § 65858 *does not* apply to the conversion of mobile home parks into condominiums. It applies when the mobile home park will no longer be used to house people living in mobile homes, but will be changed to a completely new and different thing like a shopping center or a parking lot. The present ordinance does not address what would happen in a 'change of use' scenario.

c) The City should not attempt to regulate these conversions in an attempt to protect tenants from possible economic displacement because a tenant's remedy after discovering that their conversion is *not* a 'bona fide' conversion is to sue the applicant in Court.

Response: Disagree. The City has the authority, as explained above, to regulate all subdivisions within its boundaries. The City is charged with determining whether the conversion is a 'bona fide' conversion. Bona fide conversions are generally tenant-supported, and carried on with the intent to sell the units. Non-Bona fide conversions generally are not tenant-supported and are carried on with the intent to circumvent local rent control. As explained above, local rent control for the whole park disappears upon the sale of the first condominium unit.

Whether or not tenants choose to sue the park owner is a decision which will come about years after the Planning Commission is asked to consider whether the conversion of the park is a 'bona fide' conversion. It is a difficult determination to make since there is no clear definition. Additionally, one will typically find out for sure whether a conversion is 'bona fide' or *not* only at a future date. That is, the conversion actually results in the bona fide sale or purchase of the units; *or* the conversion actually results in only one unit being sold so that the owner can circumvent local rent control. Thus, the City's authority to enact a local regulatory ordinance to regulate conversions of mobile home parks into condominiums is a local policy decision independent from a tenant organization's decision to sue the park owner.


V. Conclusion

The City of Vallejo has the authority to enact an ordinance regulating subdivisions of land, including the conversion of mobile home parks into condominium units. Such an ordinance would not be pre-empted by State Law.



Agenda Item No.**COUNCIL COMMUNICATION****Date:** November 18, 2008

TO: Honorable Mayor and Members of the City Council

FROM: Gary A. Leach, Public Works Director 

SUBJECT: CONSIDERATION OF A RESOLUTION ACCEPTING THE QUARTERLY RIDGECREST REPORT

BACKGROUND AND DISCUSSION

Pursuant to the settlement agreement in *Ridgecrest Homeowners Association v. City of Vallejo*, it was agreed that the City General Fund would reimburse the LMD program for inspection services provided to non-LMD areas of the City.

Outside inspection services provided by employees of the LMD program are normally associated with new development of neighborhoods that are located within an established LMD. Eventually the neighborhood will fall under the LMD program. However, until the neighborhood is accepted and LMD assessments can be collected, it is appropriate to charge an inspection cost for these "outside" activities and reimburse the LMD program. A developer fee is collected to pay for costs associated with the development prior to final acceptance, which would include costs for LMD inspectors' services. Also, periodically an emergency will require that an LMD inspector will fill in temporarily for a non-LMD employee.

When time is spent on non-LMD services, it has been agreed that the appropriate fund will be charged and the LMD program account will be reimbursed. The Public Works Department maintains project based time sheets for all non-management employees including LMD inspectors. On a quarterly basis, non-LMD costs are tabulated and reimbursed using a Public Works/Engineering account which was set up as part of the annual budget process.

Under the settlement agreement, a quarterly report accounting for non-LMD related activity must be prepared and considered as an administrative item, at the next regularly scheduled Council meeting following issuance of the report. Supporting documentation must include a printout of the revenue detail reports and general ledger detail reports for the LMD Administration Fund which documents that the required fund transfers have been made, timesheets for City personnel being paid with LMD funds, and a memorandum describing how those calculations were made.



A copy of this report, and its attachments, has been provided to the plaintiff and plaintiff's counsel.

The following is a list of the positions in the Landscape Maintenance Division and the proportion of their salaries that are paid from LMD funds:

<u>Position</u>	<u>Percentage of LMD Funding</u>
Deputy Maintenance Superintendent	10%
Asst. Maint. Superintendent	75%
Landscape Maintenance Manager	75%
Senior Landscape Inspector	100%
Landscape Inspector	50%
Landscape Inspector	100%
Landscape Inspector	100%
Secretary	10%
Accounting Clerk II	25%

The reimbursement calculations for landscape inspectors include wages, benefits, vehicle costs and other overhead charges.

The cost as described above for the quarter ending September 30, 2008 is \$18,788.64 which has been transferred from the General Fund into the Landscape Maintenance Fund.

By approving this report and through the execution of the attached affidavit, the Finance Director has verified that the required fund transfers for the subject quarter have occurred.

Fiscal Impact

The reimbursement to the LMD program for the quarter ending September 30, 2008 is \$18,788.64 and is the cost for inspection services for non-LMD areas. A total of \$18,788.64 will be paid for by Public Works/Engineering (number 001-2502-431.20-47), a General Fund account.

RECOMMENDATION

Adopt a resolution which accepts the report documenting the reimbursement to the Landscape Maintenance District Program for the period of July 1, 2008 through September 30, 2008, for inspection services provided by the LMD program in the amount of \$18,788.64 which has been transferred from the General Fund into the Landscape Maintenance Fund.



ALTERNATIVES CONSIDERED

No alternatives are considered because the City is court-ordered to provide this documentation per the settlement agreement in *Ridgecrest Homeowners Association v. City of Vallejo*.

CITY COUNCIL AREA OF FOCUS

This action is consistent with City Council Area of Focus No.1 – Achieve Fiscal Stability in All Funds/Eliminate Structural Deficit.

ENVIRONMENTAL REVIEW

No environmental review is necessary for the Council to take this action.

DOCUMENTS ATTACHED

- a. A resolution which accepts the report documenting the reimbursement to the Landscape Maintenance District Program for the period of July 1, 2008 through September 30, 2008, for inspection services provided by the LMD program in the amount of \$18,788.64 which has been transferred from the General Fund into the Landscape Maintenance Fund.
- b. Memorandum regarding quarterly personnel charges and supporting time sheets.
- c. Printout of the revenue detail reports and general ledger detail reports for the LMD Administration Fund.
- d. Journal entry form – FY 2007/08
- e. Summary of LMD Staff Time to Non-LMD Projects.
- f. Affidavit of Finance Director.

CONTACT PERSON

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

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

NOVEMBER 18 2008

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RESOLUTION NO. 08-_____ N.C.

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

WHEREAS, following the settlement in the matter of *Ridgecrest Homeowners Association v. City of Vallejo* it has been agreed that, on a quarterly basis, the City General Fund would reimburse the Landscape Maintenance District program account (LMD account) for inspection services spent on projects outside official landscape maintenance district areas; and

WHEREAS, said reimbursement shall include inspection wages and benefits, overhead, and related expenses; and

WHEREAS; on a quarterly basis, a report must be prepared and presented at a regularly scheduled Council meeting accompanied by documentation confirming the transfer of funds pursuant to the settlement agreement; and

WHEREAS, total reimbursement for the quarter ending September 30, 2008 is \$18,788.64 which has been transferred from the General Fund into the Landscape Maintenance Fund.

NOW, THEREFORE, BE IT RESOLVED that the Quarterly Ridgecrest Report documenting the reimbursement transfers for the first quarter of Fiscal Year 2007/08 is hereby accepted by the City Council.

NOVEMBER 18, 2008

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DEPARTMENT OF PUBLIC WORKS
LANDSCAPE MAINTENANCE DIVISION
CITY OF VALLEJO

November 18, 2008

TO: Robert V. Stout, Finance Director

FROM: Gary A. Leach, Public Works Director

SUBJECT: Quarterly Personnel Charges - General Fund

The following personnel charges for the period July 1, 2008 through September 30, 2008 should be transferred from the General Fund (001) to the Landscape Maintenance District Fund as follows:

REFLECTIONS 1 PARCEL 2 (001):

Hours	4.0	
Labor		\$ 149.72
Overhead		77.27
Vehicle		<u>6.00</u>
		\$ 232.99

NORTH ASCOT MEDIANS (001):

Hours	23.5	
Labor		\$ 891.25
Overhead		459.98
Vehicle		<u>35.25</u>
		\$1,386.48

CURTOLA PARKWAY (001):

Hours	2.0	
Labor		\$ 82.63
Overhead		42.65
Vehicle		<u>3.00</u>
		\$ 128.28

THE SUMMIT (001):

Hours	22.5	
Labor		\$ 853.82
Overhead		440.66
Vehicle		<u>33.75</u>
		\$1,328.23

TO: Robert V. Stout, Finance Director
SUBJECT: Personnel Charges - General Fund
November 18, 2008
Page 2

THE ORCHARDS (001):

Hours	34.5	
Labor		\$1,306.87
Overhead		674.47
Vehicle		<u>51.75</u>
		\$2,033.09

BORDONI - WATERSTONE (001):

Hours	13.0	
Labor		\$ 513.78
Overhead		265.17
Vehicle		<u>19.50</u>
		\$ 798.45

HIDDENBROOKE PH 3 – THE GROVE (001):

Hours	1.0	
Labor		\$ 41.31
Overhead		21.32
Vehicle		<u>1.50</u>
		\$ 64.13

MARE ISLAND – MARKETING CORRIDOR (001):

Hours	1.0	
Labor		\$ 41.31
Overhead		21.32
Vehicle		<u>1.50</u>
		\$ 64.13

MARE ISLAND - FLAGSHIP (001):

Hours	5.5	
Labor		\$ 219.46
Overhead		113.27
Vehicle		<u>8.25</u>
		\$340.98

REFLECTIONS PARCEL 2 PARCEL 1 (001):

Hours	3.5	
Labor		\$ 131.00
Overhead		67.61
Vehicle		<u>5.25</u>
		\$ 203.86

TO: Robert V. Stout, Finance Director
SUBJECT: Personnel Charges - General Fund
November 18, 2008
Page 3

MARE ISLAND – FARRAGUT VILLAGE
UNIT 1 – 6A (001):

Hours	12.0	
Labor		\$ 468.58
Overhead		241.83
Vehicle		<u>18.00</u>
		\$ 728.41

MARE ISLAND – G STREET (001):

Hours	2.0	
Labor		\$ 74.86
Overhead		38.64
Vehicle		<u>3.00</u>
		\$116.50

MARE ISLAND – FARRAGUT UNIT 3 – 6C (001):

Hours	20.0	
Labor		\$ 762.19
Overhead		393.37
Vehicle		<u>30.00</u>
		\$1,185.56

GARTHE RANCH (001):

Hours	47.5	
Labor		\$1,805.10
Overhead		931.62
Vehicle		<u>71.25</u>
		\$2,807.97

MARE ISLAND – FARRAGUT VILLAGE
UNIT 4 – 6B (001):

Hours	22.0	
Labor		\$ 840.94
Overhead		434.01
Vehicle		<u>33.00</u>
		\$ 1,307.95

TO: Robert V. Stout, Finance Director
SUBJECT: Personnel Charges - General Fund
November 18, 2008
Page 4

MARE ISLAND – NEIGHBORHOOD 6B SOUTH (001):

Hours	2.0	
Labor		\$ 74.86
Overhead		38.64
Vehicle		<u>3.00</u>
		\$ 116.50

MARE ISLAND – WALNUT AVE CAPITOL PROJECT (001):

Hours	1.0	
Labor		\$ 41.31
Overhead		21.32
Vehicle		<u>1.50</u>
		\$64.13

VALLEJO TRANSIT HUB (001):

Hours	11.0	
Labor		\$ 419.50
Overhead		216.51
Vehicle		<u>16.50</u>
		\$652.51

WILSON AVENUE PROJECT (001):

Hours	77.5	
Labor		\$ 2,933.82
Overhead		1,514.15
Vehicle		<u>116.25</u>
		\$ 4,564.22

CITY HALL PROJECTS (001):

Hours	1.0	
Labor		\$ 41.31
Overhead		21.32
Vehicle		<u>1.50</u>
		\$ 64.13

TO: Robert V. Stout, Finance Director
SUBJECT: Personnel Charges - General Fund
November 18, 2008
Page 5

TOURO CANCER CENTER (001):

Hours	10.0	
Labor		\$ 385.95
Overhead		199.19
Vehicle		<u>15.00</u>
		\$ 600.14

GRAND TOTAL **\$18,788.64**

Project	Labor	Overhead	Vehicle	Total	Burton			McCarty			Pacheco			Total per Area	
					Hours	Labor	Overhead	Vehicle	Hours	Labor	Overhead	Vehicle	Hours		Labor
Reflections 1, Parcel 2	16	149.72	77.27	6.00	232.99										
N. Aaron Medians	48	891.25	459.88	35.25	1,386.48										
Curtida Parkway	93	62.63	42.65	3.00	128.28										
The Summit	101	853.62	440.66	33.75	1,328.23										
The Orchards	121	1,308.87	674.47	51.75	2,033.09										
Bordoni Ranch	123	513.78	265.17	19.50	798.45										
Sommerfelt/Columbus Pkwy	124	-	-	-	-										
Hiddenkrooke PH 3 - Grove	1113	41.31	21.32	1.50	64.13										
M.I. Marketing Center	1206	41.31	21.32	1.50	64.13										
M.I. Flagship	1213	219.48	113.27	6.25	340.98										
Reflections 2, Parcel 1	1217	131.00	67.61	3.25	203.86										
M.I. Farragut unit 1 (6A)	1222	488.58	241.83	18.00	728.41										
M.I. Neighborhood 6D	1223	-	-	-	-										
M.I. G Street	1224	74.86	38.84	3.00	116.50										
M.I. Farragut unit 3 (6C)	1232	782.19	393.37	30.00	1,185.56										
M.I. Neighborhood 6C	1234	-	-	-	-										
Wetstones	1238	-	-	-	-										
Northgate Neighborhood Park	1239	-	-	-	-										
M.I. Old Drive	1245	1,895.10	931.82	71.25	2,807.97										
Garbie Ranch	1252	-	-	-	-										
M.I. Kansas Street	1282	840.94	434.01	33.00	1,307.95										
M.I. Farragut Unit 4 (6B)	1288	-	-	-	-										
M.I. Neighborhood 6B North	1278	74.88	38.64	3.00	116.50										
M.I. Neighborhood 6B South	1286	-	-	-	-										
M.I. Old Drive	1304	41.31	21.32	1.50	64.13										
M.I. Walnut Ave. Capital Project	9838	419.50	216.51	16.50	652.51										
Valley Trail Hub	9874	-	-	-	-										
Columbus Pkwy PH 2	9836	2,933.62	1,514.15	116.25	4,564.22										
Wilson Avenue Project	9837	-	-	-	-										
Columbus Pkwy Widening	9899	41.31	21.32	1.50	64.13										
City Hill Projects	9898	385.85	199.19	15.00	600.14										
Touru Cancer Center	08-0367	-	-	-	-										
SUMMARY:															
Perrazo	2,478.64	1,279.36	90.00	3,848.20											
Burton	9,800.73	4,954.96	384.75	14,940.44											
McCarty	-	-	-	-											
Pacheco	-	-	-	-											
Subtotal	12,078.57	6,234.32	474.75	18,788.64											

10/22
NO REVENUE
As of 10/22/08

ACCOUNT	DESCRIPTION	ESTIMATED	CURRENT ACTUAL	%REV	ESTIMATED	YEAR-TO-DATE ACTUAL	%REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
310	LICENSES, PERMITS & FEES	0	.00		0	.00		0	.00
310	30 13 FIELD INSPECTION	0	.00		0	.00		0	.00
310	**	0	.00		0	.00		0	.00
310	*** LICENSES, PERMITS & FEES	0	.00		0	.00		0	.00
360	REVENUE	0	.00		0	.00		0	.00
360	75 01 INVEST INCOME-POOLED	0	.00		0	.00		0	.00
360	75 03 UNREALIZED MV GAIN(LOSS)	0	.00		0	.00		0	.00
75 *	INVESTMENT INCOME	0	.00		0	.00		0	.00
360	**	0	.00		0	.00		0	.00
369	OTHER REVENUE	0	.00		0	.00		0	.00
369	99 00 OTHER REVENUE	0	.00		0	.00		0	.00
369	**	0	.00		0	.00		0	.00
369	*** OTHER REVENUE	0	.00		0	.00		0	.00
360	*** REVENUE	0	.00		0	.00		0	.00
380	OTHER NON-OPERATING REV	0	.00		0	.00		0	.00
380	88 15 ABAG POWER	0	.00		0	.00		0	.00
380	**	0	.00		0	.00		0	.00
380	*** OTHER NON-OPERATING REV	0	.00		0	.00		0	.00
390	OTHER FINANCING SOURCES	0	.00		0	.00		0	.00
399	90 02 OTHER FINANCING SOURCES	0	.00		0	.00		0	.00
399	**	0	.00		0	.00		0	.00
399	*** OTHER FINANCING SOURCES	0	.00		0	.00		0	.00
3302 LMD	CHARGES FOR SERVICES	0	.00		0	.00		0	.00
320	INTERDEPARTMENTAL CHARGES	0	.00		0	.00		0	.00
325	20 37 T:LANDSCP MAINT DIST ADM	0	.00		0	.00		0	.00
325	**	0	.00		0	.00		0	.00
325	*** INTERDEPARTMENTAL CHARGES	0	.00		0	.00		0	.00
320	*** CHARGES FOR SERVICES	0	.00		0	.00		0	.00

City of Vallejo, California

FUND 161 LANDSCAPE MAINT DIST-ADM

ACCOUNT	DESCRIPTION	ESTIMATED	CURRENT ACTUAL	\$REV	ESTIMATED	YEAR-TO-DATE ACTUAL	\$REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
3302 LMD	CHARGES FOR SERVICES								
325	INTERDEPARTMENTAL CHARGES	0	.00		0	.00		0	.00
DEPT TOTAL LMD		0	.00		0	.00		0	.00
FUND TOTAL LANDSCAPE MAINT DIST-ADM		0	.00		0	.00		0	.00

PREPARED 10/22/2008, 15:06:37

ACCOUNT ACTIVITY LISTING

PROGRAM GM360L
City of Vallejo, California

ACCOUNTING

GROUP NBR	PO NBR	ACCTG PER	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS
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FUND 161 LANDSCAPE MAINT DIST-ADM

1476		04/09	AJ	10/31/08	JE01FC/CF	CITYWIDE COST A		1,899.00	
1476		04/09	AJ	10/31/08	JE01FC/CF	CITYWIDE COST A		6,482.00	
1476		04/09	AJ	10/31/08	JE01FC/CF	CITYWIDE COST A		8,682.00	
1476		04/09	AJ	10/31/08	JE01FC/CF	CITYWIDE COST A		1,208.00	
1476		04/09	AJ	10/31/08	JE01FC/CF	CITYWIDE COST A		75.00	
1478		04/09	AJ	10/31/08	JE04FC/CF	PUBLIC WORKS CO		2,992.00	
1479		04/09	AJ	10/31/08	JE03FC/CF	PW ADMIN COST A		2,016.00	
1480		04/09	AJ	10/31/08	JE06FC/CF	MONTHLY ALLOCAT - OCT		1,868.00	
1480		04/09	AJ	10/31/08	JE06FC/CF	MONTHLY ALLOCAT - OCT		1,662.00	
1480		04/09	AJ	10/31/08	JE06FC/CF	MONTHLY ALLOCAT - OCT		1,364.00	
1480		04/09	AJ	10/31/08	JE06FC/CF	MONTHLY ALLOCAT - OCT		1,170.00	
1497		04/09	AJ	10/22/08	**OFFSET**	RIDGECREST PER PW REPORT		2,577.79	
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		24,410.35	
1439		04/09	AJ	10/08/08	**OFFSET**	JOURNAL SUMMARY		275.93	
1471		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		22,103.67	
1453		03/09	AJ	09/30/08	JE01FC/CF	FOR JULY 2008		1,899.00	
1453		03/09	AJ	09/30/08	JE01FC/CF	FOR JULY 2008		6,482.00	
1453		03/09	AJ	09/30/08	JE01FC/CF	FOR JULY 2008		8,682.00	
1453		03/09	AJ	09/30/08	JE01FC/CF	FOR JULY 2008		1,208.00	
1453		03/09	AJ	09/30/08	JE01FC/CF	FOR JULY 2008		75.00	
1455		03/09	AJ	09/30/08	JE03FC/CF	FOR JULY 2008		1,524.00	
1456		03/09	AJ	09/30/08	JE04FC/CF	FOR JULY 2008		2,992.00	
1458		03/09	AJ	09/30/08	JE06FC/CF	FOR JULY 2008		1,868.00	

18,788.64

10/22/08
FUND 161:
INCLUDES ALL
ACTIVITY FOR
PERIODS 1 thru 4
as of 10/22/08.
CF

-----TRANSACTION-----
 GROUP NBR PO NBR PER. CD DATE NUMBER DESCRIPTION YTD/CURRENT DEBITS CREDITS CURRENT
 NBR NBR PER. DATE NUMBER ENCUMBRANCE BALANCE

FUND 161 LANDSCAPE MAINT DIST-ADM

continued

1458		03/09	AJ	09/30/08	JE06FC/CF	MONTHLY ALLOCAT	VEHICLE FOR JULY 2008		1,662.00		
1458		03/09	AJ	09/30/08	JE06FC/CF	MONTHLY ALLOCAT	VEHICLE FOR JULY 2008		1,364.00		
1458		03/09	AJ	09/30/08	JE06FC/CF	MONTHLY ALLOCAT	VEHICLE FOR JULY 2008		1,170.00		
1161		03/09	AJ	09/23/08	**OFFSET**	JOURNAL SUMMARY	VEHICLE FOR JULY 2008		431.18		
1173		03/09	AJ	09/23/08	PI	FUND BAL	AP DISBURSEMENT 01161		45.48		
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY	092208 - 092308		21,830.67		
963		03/09	AJ	09/10/08	**OFFSET**	JOURNAL SUMMARY	AP DISBURSEMENT 00963		98.03		
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY	AP DISBURSEMENT 00963		22,359.35		
1370		02/09	AJ	08/31/08	JE01FC/CF	MONTHLY ALLOCAT	FOR JULY 2008		1,899.00		
1370		02/09	AJ	08/31/08	JE01FC/CF	MONTHLY ALLOCAT	FOR JULY 2008		6,482.00		
1370		02/09	AJ	08/31/08	JE01FC/CF	MONTHLY ALLOCAT	FOR JULY 2008		8,682.00		
1370		02/09	AJ	08/31/08	JE01FC/CF	MONTHLY ALLOCAT	FOR JULY 2008		1,208.00		
1370		02/09	AJ	08/31/08	JE01FC/CF	MONTHLY ALLOCAT	FOR JULY 2008		75.00		
1372		02/09	AJ	08/31/08	JE03FC/CF	MONTHLY ALLOCAT	FOR JULY 2008		1,524.00		
1372		02/09	AJ	08/31/08	JE03FC/CF	MONTHLY ALLOCAT	FOR JULY 2008		2,016.00		
1373		02/09	AJ	08/31/08	JE04FC/CF	MONTHLY ALLOCAT	FOR JULY 2008		2,992.00		
1375		02/09	AJ	08/31/08	JE06FC/CF	MONTHLY ALLOCAT	ALLOCATION JULY 2008		1,868.00		
1375		02/09	AJ	08/31/08	JE06FC/CF	MONTHLY ALLOCAT	VEHICLE FOR JULY 2008		1,662.00		
1375		02/09	AJ	08/31/08	JE06FC/CF	MONTHLY ALLOCAT	VEHICLE FOR JULY 2008		1,364.00		
1375		02/09	AJ	08/31/08	JE06FC/CF	MONTHLY ALLOCAT	VEHICLE FOR JULY 2008		1,170.00		
750		02/09	AJ	08/27/08	**OFFSET**	JOURNAL SUMMARY	VEHICLE FOR JULY 2008		4,009.76		
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY	AP DISBURSEMENT 00750		22,470.31		
552		02/09	AJ	08/14/08	**OFFSET**	JOURNAL SUMMARY	AP DISBURSEMENT 00750		466.56		
541		02/09	AJ	08/13/08	**OFFSET**	JOURNAL SUMMARY	AP DISBURSEMENT 00552		2,949.49		
471		02/09	AJ	08/11/08	**OFFSET**	VOID CHECK GROU	AP DISBURSEMENT 00541	89.99			
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY	BATCH TYPE AP 00471		43,298.06		

ACCOUNT ACTIVITY LISTING
 ACCOUNTING PERIOD 04/2009
 PAGE 3

GROUP NBR	PO NBR	ACCTG PER	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
FUND 161 LANDSCAPE MAINT DIST-ADM										
161-0000-101.01-00 CASH HELD BY CITY / CASH ACCOUNTS										
FOR NGBP WARRANTY MAINT										
456		02/09	AJ	08/08/08	JEO12RF/LS	RECORD XTRA LMD			3,000.00	
continued										
431		02/09	AJ	08/07/08	**OFFSET**	JOURNAL SUMMARY			824.29	
393		02/09	AJ	08/05/08	**OFFSET**	VOID CHECK GROU		674.31		
332		01/09	AJ	07/30/08	**OFFSET**	JOURNAL SUMMARY			5,974.99	
237		01/09	AJ	07/25/08	PRO725	PAYROLL SUMMARY			29,550.06	
247		01/09	AJ	07/24/08	**OFFSET**	JOURNAL SUMMARY			1.40	
154		01/09	AJ	07/16/08	**OFFSET**	JOURNAL SUMMARY			2,021.76	
138		01/09	AJ	07/15/08	**OFFSET**	CR CASH RECEIPT		112.85		
62		01/09	AJ	07/11/08	PRO711	PAYROLL SUMMARY			30,399.20	
5		01/09	AJ	07/01/08	**OFFSET**	JOURNAL SUMMARY			5,171.27	
1290		01/09	AJ	07/01/08	JEO1FC/CF	CITYWIDE COST A			1,899.00	
1290		01/09	AJ	07/01/08	JEO1FC/CF	CITYWIDE COST A			6,482.00	
1290		01/09	AJ	07/01/08	JEO1FC/CF	CITYWIDE COST A			8,682.00	
1290		01/09	AJ	07/01/08	JEO1FC/CF	CITYWIDE COST A			1,208.00	
1290		01/09	AJ	07/01/08	JEO1FC/CF	CITYWIDE COST A			75.00	
1290		01/09	AJ	07/01/08	JEO1FC/CF	CITYWIDE COST A			1,524.00	
1327		01/09	AJ	07/01/08	JEO3FC/CF	PW ADMIN COST A			2,016.00	
1339		01/09	AJ	07/01/08	JEO4FC/CF	PUBLIC WORKS CO			2,992.00	
1342		01/09	AJ	07/01/08	JEO6FC/CF	ALLOCATION JULY 2008			1,868.00	
1342		01/09	AJ	07/01/08	JEO6FC/CF	ALLOCATION FOR			1,662.00	
1342		01/09	AJ	07/01/08	JEO6FC/CF	VEHICLE FOR JULY 2008			1,364.00	
1342		01/09	AJ	07/01/08	JEO6FC/CF	VEHICLE FOR JULY 2008			1,364.00	
1493		01/09	AJ	07/01/08	**ZERO**	BALANCE FORWARD			130,904.96	
ACCOUNT TOTAL							.00	153,570.75	365,037.60	211,466.85-

161-0000-202.00-00 CURRENT LIABILITIES / ACCOUNTS/VOUCHERS PAYABLE
 1697 04/09 AJ 10/22/08 **OFFSET** JOURNAL SUMMARY 2,577.79

GROUP NBR	PO NBR	ACCTG PER.	CD DATE	TRANSACTION NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
FUND 161 LANDSCAPE MAINT DIST-ADM									
161-0000-202.00-00 CURRENT LIABILITIES / ACCOUNTS/VOUCHERS PAYABLE									
1596		04/09	AJ	10/20/08	**OFFSET** AP/FINANCE	AP DISBURSEMENT 01697		7.58	
1608		04/09	AJ	10/20/08	**OFFSET** MAINTENANCE DIV	BATCH TYPE AP 01596		2,570.21	
1439		04/09	AJ	10/08/08	**OFFSET** JOURNAL SUMMARY	BATCH TYPE AP 01608		275.93	
1323		04/09	AJ	10/06/08	**OFFSET** AP/AM/JVAUGHN	AP DISBURSEMENT 01439		94.78	
1350		04/09	AJ	10/06/08	**OFFSET** AP/AM/JVAUGHN	BATCH TYPE AP 01323		73.50	
1293		04/09	AJ	10/03/08	**OFFSET** MAINTENANCE DIV	BATCH TYPE AP 01350		70.00	
1155		03/09	AJ	09/23/08	**OFFSET** PI RECEIPTS	BATCH TYPE AP 01293		280.14	
1161		03/09	AJ	09/23/08	**OFFSET** JOURNAL SUMMARY	BATCH TYPE AP 01155		431.18	
1162		03/09	AJ	09/23/08	**OFFSET** IT INVOICE	AP DISBURSEMENT 01161		37.65	
1087		03/09	AJ	09/19/08	**OFFSET** MAINTENANCE DIV	BATCH TYPE AP 01162		60.00	
1084		03/09	AJ	09/18/08	**OFFSET** Calnet Bill 8/2	BATCH TYPE AP 01087		91.04	
963		03/09	AJ	09/10/08	**OFFSET** JOURNAL SUMMARY	BATCH TYPE AP 01084		98.03	
837		02/09	AJ	08/31/08	**OFFSET** Calnet Bill 7/2	AP DISBURSEMENT 00963		98.03	
750		02/09	AJ	08/27/08	**OFFSET** JOURNAL SUMMARY	BATCH TYPE AP 00837		4,009.76	
711		02/09	AJ	08/26/08	**OFFSET** MAINTENANCE DIV	AP DISBURSEMENT 00750		134.00	
739		02/09	AJ	08/26/08	**OFFSET** PI RECEIPTS	BATCH TYPE AP 00711		412.05	
653		02/09	AJ	08/22/08	**OFFSET** MAINTENANCE DIV	BATCH TYPE AP 00739		3,211.38	
647		02/09	AJ	08/22/08	**OFFSET** IT INVOICE	BATCH TYPE AP 00653		59.99	
633		02/09	AJ	08/21/08	**OFFSET** MAINTENANCE DIV	BATCH TYPE AP 00647		192.34	
552		02/09	AJ	08/14/08	**OFFSET** JOURNAL SUMMARY	BATCH TYPE AP 00633		466.56	
541		02/09	AJ	08/13/08	**OFFSET** JOURNAL SUMMARY	AP DISBURSEMENT 00552		2,949.49	
503		02/09	AJ	08/12/08	**OFFSET** PI RECEIPTS	AP DISBURSEMENT 00541		102.81	
505		02/09	AJ	08/12/08	**OFFSET** Maintenance AP	BATCH TYPE AP 00503		2,643.84	
472		02/09	AJ	08/11/08	**OFFSET** REINSTATE CHECK	BATCH TYPE AP 00505		89.99	

continued

ACCOUNT ACTIVITY LISTING

-----TRANSACTION-----
 GROUP PO ACCTG PER. CD DATE NUMBER DESCRIPTION YTD/CURRENT DEBITS CREDITS CURRENT
 NBR NBR NBR NBR NBR ENCLUMBRANCE BALANCE

FUND 161 LANDSCAPE MAINT. DIST-ADM

161-0000-202.00-00 CURRENT LIABILITIES / ACCOUNTS/VOUCHERS PAYABLE
 431 02/09 AJ 08/07/08 **OFFSET** JOURNAL SUMMARY

continued
 824.29

408 02/09 AJ 08/06/08 **OFFSET** ACCOUNTS PAYABL
 AP DISBURSEMENT 00431

59.99

394 02/09 AJ 08/05/08 **OFFSET** REINSTATE CHECK
 BATCH TYPE AP 00408

674.31

332 01/09 AJ 07/30/08 **OFFSET** JOURNAL SUMMARY
 AP DISBURSEMENT 00332

5,974.99

275 01/09 AJ 07/28/08 **OFFSET** CORPYARD NEXTEL
 BATCH TYPE AP 00275

674.31

277 01/09 AJ 07/28/08 **OFFSET** Calnet Bill 6/2
 BATCH TYPE AP 00277

89.99

247 01/09 AJ 07/24/08 **OFFSET** JOURNAL SUMMARY
 AP DISBURSEMENT 00247

1.40

154 01/09 AJ 07/16/08 **OFFSET** JOURNAL SUMMARY
 AP DISBURSEMENT 00154

2,021.76

5 01/09 AJ 07/01/08 **OFFSET** JOURNAL SUMMARY
 AP DISBURSEMENT 00005

5,171.27

1493 01/09 AJ 07/01/08 ***YERO*** BALANCE FORWARD

13,074.52

ACCOUNT TOTAL

.00

24,802.45

24,802.45

.00

161-0000-204.01-01 ACCRUED WAGES PAYABLE / ACCRUED WAGES PAYABLE
 62 01/09 AJ 07/11/08 PR0711 PAYROLL SUMMARY
 1493 01/09 AJ 07/01/08 ***YERO*** BALANCE FORWARD

21,713.71

21,713.71

ACCOUNT TOTAL

.00

21,713.71

21,713.71

.00

161-0000-242.00-00 SYSTEM OFFSET / EXPENDITURES
 1476 04/09 AJ 10/31/08 **OFFSET** CITYWIDE COST A
 BATCH TYPE AJ 01476

19,870.00

1478 04/09 AJ 10/31/08 **OFFSET** PM WORKS COST A
 BATCH TYPE AJ 01478

2,992.00

1479 04/09 AJ 10/31/08 **OFFSET** PM ADMIN COST A
 BATCH TYPE AJ 01479

2,016.00

1480 04/09 AJ 10/31/08 **OFFSET** VEHREPL COST A
 BATCH TYPE AJ 01480

6,064.00

1693 04/09 AJ 10/22/08 **OFFSET** RIDGECREST QTR1
 BATCH TYPE AJ 01693

18,788.64

1596 04/09 AJ 10/20/08 **OFFSET** AP/FINANCE
 BATCH TYPE AP 01596

7.58

1608 04/09 AJ 10/20/08 **OFFSET** MAINTENANCE DIV
 BATCH TYPE AP 01608

2,570.21

1541 04/09 AJ 10/16/08 **OFFSET** PR AJ BATCH
 BATCH TYPE AP 01541

24,410.35

1323 04/09 AJ 10/06/08 **OFFSET** AP/AW/JVAUGHN
 BATCH TYPE AP 01323

94.78

-----TRANSACTION-----
 YTD/CURRENT
 ENCUMBRANCE

DEBITS CREDITS
 CURRENT BALANCE

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
FUND 161 LANDSCAPE MAINT DIST-ADM										
161-0000-242.00-00 SYSTEM OFFSET / EXPENDITURES										
1350		04/09	AJ	10/06/08	**OFFSET**	AP/AM/JVAUGHN		73.50		continued
1293		04/09	AJ	10/03/08	**OFFSET**	MAINTENANCE DIV		70.00		
1271		04/09	AJ	10/02/08	**OFFSET**	PR AJ BATCH		22,103.67		
1453		03/09	AJ	09/30/08	**OFFSET**	CITYWIDE COST A		19,870.00		
1455		03/09	AJ	09/30/08	**OFFSET**	PW ADMIN COST A		2,016.00		
1456		03/09	AJ	09/30/08	**OFFSET**	PUBLIC WRKS COST		2,992.00		
1458		03/09	AJ	09/30/08	**OFFSET**	VEH&REPL COST A		6,064.00		
1155		03/09	AJ	09/23/08	**OFFSET**	PI RECEIPTS		280.14		
1173		03/09	AJ	09/23/08	**OFFSET**	PI ISSUES		45.48		
1162		03/09	AJ	09/23/08	**OFFSET**	IT INVOICE		37.65		
1087		03/09	AJ	09/19/08	**OFFSET**	MAINTENANCE DIV		60.00		
1084		03/09	AJ	09/18/08	**OFFSET**	CALNET BILL 8/2		91.04		
1069		03/09	AJ	09/18/08	**OFFSET**	PR AJ BATCH		21,830.67		
812		03/09	AJ	09/04/08	**OFFSET**	PR AJ BATCH		22,359.35		
837		02/09	AJ	08/31/08	**OFFSET**	CALNET BILL 7/2		98.03		
1370		02/09	AJ	08/31/08	**OFFSET**	CITYWIDE COST A		19,870.00		
1372		02/09	AJ	08/31/08	**OFFSET**	PW ADMIN COST A		2,016.00		
1373		02/09	AJ	08/31/08	**OFFSET**	PUBLIC WRKS COST		2,992.00		
1375		02/09	AJ	08/31/08	**OFFSET**	VEH&REPL COST A		6,064.00		
711		02/09	AJ	08/26/08	**OFFSET**	MAINTENANCE DIV		134.00		
739		02/09	AJ	08/26/08	**OFFSET**	PI RECEIPTS		412.05		
653		02/09	AJ	08/22/08	**OFFSET**	MAINTENANCE DIV		3,211.38		
647		02/09	AJ	08/22/08	**OFFSET**	IT INVOICE		59.99		
633		02/09	AJ	08/21/08	**OFFSET**	MAINTENANCE DIV		192.34		
619		02/09	AJ	08/21/08	**OFFSET**	PR AJ BATCH		22,470.31		

-----TRANSACTION-----
 GROUP PO ACCTS PER. CD DATE NUMBER DESCRIPTION YTD/CURRENT ENDCUMBRANCE DEBITS CREDITS CURRENT BALANCE
 NBR NBR

FUND 161 LANDSCAPE MAINT DIST-ADM

continued

GROUP NBR	PO NBR	ACCTS PER. NBR	CD	DATE	NUMBER	DESCRIPTION	YTD/CURRENT ENDCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
161-0000-242.00-00 SYSTEM OFFSET / EXPENDITURES										
503		02/09	AJ	08/12/08	**OFFSET**	PI RECEIPTS BATCH TYPE AJ 00619		102.81		
505		02/09	AJ	08/12/08	**OFFSET**	Maintenance AP BATCH TYPE AP 00505		2,643.84		
471		02/09	AJ	08/11/08	**OFFSET**	VOID CHECK GROU BATCH TYPE AP 00471			89.99	
472		02/09	AJ	08/11/08	**OFFSET**	REINSTATE CHECK BATCH TYPE AP 00472			89.99	
456		02/09	AJ	08/08/08	**OFFSET**	XTRA LMD RECVR BATCH TYPE AJ 00456			3,000.00	
425		02/09	AJ	08/07/08	**OFFSET**	PR AJ BATCH BATCH TYPE AJ 00425		43,298.06		
408		02/09	AJ	08/06/08	**OFFSET**	ACCOUNTS PAYABL BATCH TYPE AP 00408		59.99		
393		02/09	AJ	08/05/08	**OFFSET**	VOID CHECK GROU BATCH TYPE AP 00393			674.31	
394		02/09	AJ	08/05/08	**OFFSET**	REINSTATE CHECK BATCH TYPE AP 00394			674.31	
275		01/09	AJ	07/28/08	**OFFSET**	CORRYARD NEXTEL BATCH TYPE AP 00275		674.31		
277		01/09	AJ	07/28/08	**OFFSET**	Galnet Bill 6/2 BATCH TYPE AP 00277		89.99		
237		01/09	AJ	07/24/08	**OFFSET**	PR AJ BATCH BATCH TYPE AJ 00237		29,550.06		
138		01/09	AJ	07/15/08	**OFFSET**	CR CASH RECEIPT BATCH TYPE CR 00138			112.85	
62		01/09	AJ	07/10/08	**OFFSET**	PR AJ BATCH BATCH TYPE AJ 00062		8,685.49		
1290		01/09	AJ	07/01/08	**OFFSET**	COST ALLOCATION BATCH TYPE AJ 01290		19,870.00		
1327		01/09	AJ	07/01/08	**OFFSET**	PW ADMIN COST J BATCH TYPE AJ 01327		2,016.00		
1342		01/09	AJ	07/01/08	**OFFSET**	JULY 08 ALLOCN BATCH TYPE AJ 01342		6,064.00		
1339		01/09	AJ	07/01/08	**OFFSET**	PUB WRKS ALLOC BATCH TYPE AJ 01339		2,992.00		
ACCOUNT TOTAL							.00	330,249.37	22,665.79	307,583.58

161-0000-243.00-00	SYSTEM OFFSET / ENCUMBRANCE CONTROL									
1584	04/09	AJ	10/17/08	**OFFSET**	PI PO ENTRY	BATCH TYPE EN 01584		36.51		
1155	03/09	AJ	09/23/08	**OFFSET**	PI RECEIPTS	BATCH TYPE AP 01155			280.18	
1134	03/09	AJ	09/22/08	**OFFSET**	PI PO ENTRY	BATCH TYPE EN 01134		280.18		
739	02/09	AJ	08/26/08	**OFFSET**	PI RECEIPTS	BATCH TYPE EN 01134			412.04	

GROUP PO ACCTS -----TRANSACTION----- YTD/CURRENT DEBITS CREDITS CURRENT
 NBR NBR PER. CD DATE NUMBER DESCRIPTION ENCBURANCE BALANCE

FUND 161 LANDSCAPE MAINT DIST-ADM

GROUP NBR	PO NBR	ACCTS PER.	CD	DATE	NUMBER	DESCRIPTION	ENCBURANCE	DEBITS	CREDITS	CURRENT BALANCE
161-0000-243.00-00 SYSTEM OFFSET / ENCUMBRANCE CONTROL										
643	02/09	AJ	08/21/08	**OFFSET**	PI PO ENTRY	BATCH TYPE AP 00739		412.04		
503	02/09	AJ	08/12/08	**OFFSET**	PI RECEIPTS	BATCH TYPE EN 00643			109.61	
272	01/09	AJ	07/25/08	**OFFSET**	PI PO ENTRY	BATCH TYPE AP 00503		109.61		
ACCOUNT TOTAL										
							.00	838.34	801.83	36.51

FUND 161-0000-245.00-00 SYSTEM OFFSET / RESERVE FOR ENCUMBRANCES

1584	04/09	AJ	10/17/08	**OFFSET**	PI PO ENTRY	BATCH TYPE EN 01584		280.18	36.51	
1155	03/09	AJ	09/23/08	**OFFSET**	PI RECEIPTS	BATCH TYPE AP 01155				
1134	03/09	AJ	09/22/08	**OFFSET**	PI PO ENTRY	BATCH TYPE EN 01134		412.04	280.18	
739	02/09	AJ	08/26/08	**OFFSET**	PI RECEIPTS	BATCH TYPE AP 00739				
643	02/09	AJ	08/21/08	**OFFSET**	PI PO ENTRY	BATCH TYPE EN 00643		109.61		
503	02/09	AJ	08/12/08	**OFFSET**	PI RECEIPTS	BATCH TYPE AP 00503			109.61	
272	01/09	AJ	07/25/08	**OFFSET**	PI PO ENTRY	BATCH TYPE EN 00272		801.83	838.34	36.51-
ACCOUNT TOTAL										
							.00	801.83	838.34	36.51-

161-0000-253.00-00 FUND BALANCE / FUND BALANCE

1493	01/09	AJ	07/01/08	***ZERO***	BALANCE FORWARD			96,116.73		
ACCOUNT TOTAL										
							.00	.00	96,116.73	96,116.73-

161-2606-431.01-02 WAGES & SALARIES / SALARIES-IBEM

1541	04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		4,211.43			
1535	04/09	BA	10/15/08	2009-31	Transfer to cov					
Temporary employees FY0809										
1271	04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		3,983.21			
1069	03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		3,584.91			
812	03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		3,526.78			
619	02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		4,358.19			
425	02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		3,831.89			
367	02/09	BA	08/01/08	2009-10	To pay for temp services					
237	01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		4,095.04			
62	01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		4,201.59			

PROGRAM GM360L
City of Vallejo, California

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION-NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
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FUND 161 LANDSCAPE MAINT DIST-ADM
161-2606-431.01-02 WAGES & SALARIES / SALARIES-IBEW
62 01/09 AJ 07/11/08 PR0711 PAYROLL SUMMARY
continued

ACCOUNT TOTAL .00 31,793.04 3,001.16 28,791.88

161-2606-431.02-01 OVERTIME / OVERTIME
1541 04/09 AJ 10/17/08 PR1017 PAYROLL SUMMARY 191.36
1271 04/09 AJ 10/03/08 PR1003 PAYROLL SUMMARY 235.36
1069 03/09 AJ 09/19/08 PR0919 PAYROLL SUMMARY 112.03
237 01/09 AJ 07/25/08 PR0725 PAYROLL SUMMARY 43.86
ACCOUNT TOTAL .00 582.61 .00 582.61

161-2606-431.03-01 OTHER PAY / SHIRT DIFFERENTIAL
62 01/09 AJ 07/11/08 PR0711 PAYROLL SUMMARY 53.47
62 01/09 AJ 07/11/08 PR0711 PAYROLL SUMMARY 38.19
ACCOUNT TOTAL .00 53.47 38.19 15.28

161-2606-431.03-02 OTHER PAY / ACTING PAY
1541 04/09 AJ 10/17/08 PR1017 PAYROLL SUMMARY 116.17
1271 04/09 AJ 10/03/08 PR1003 PAYROLL SUMMARY 116.50
1069 03/09 AJ 09/19/08 PR0919 PAYROLL SUMMARY 103.39
619 02/09 AJ 08/22/08 PR0822 PAYROLL SUMMARY 275.92
425 02/09 AJ 08/08/08 PR0808 PAYROLL SUMMARY 235.50
237 01/09 AJ 07/25/08 PR0725 PAYROLL SUMMARY 265.32
62 01/09 AJ 07/11/08 PR0711 PAYROLL SUMMARY 159.42
ACCOUNT TOTAL .00 1,272.22 113.87 1,158.35

161-2606-431.03-04 OTHER PAY / OTHER PAY
1541 04/09 AJ 10/17/08 PR1017 PAYROLL SUMMARY 63.79
1069 03/09 AJ 09/19/08 PR0919 PAYROLL SUMMARY 85.58
237 01/09 AJ 07/25/08 PR0725 PAYROLL SUMMARY 87.72
ACCOUNT TOTAL .00 237.09 .00 237.09

161-2606-431.03-15 OTHER PAY / MEDICAL FLEX
619 02/09 AJ 08/22/08 PR0822 PAYROLL SUMMARY 22.25
425 02/09 AJ 08/08/08 PR0808 PAYROLL SUMMARY 22.25
237 01/09 AJ 07/25/08 PR0725 PAYROLL SUMMARY 22.25
62 01/09 AJ 07/11/08 PR0711 PAYROLL SUMMARY 33.37
62 01/09 AJ 07/11/08 PR0711 PAYROLL SUMMARY
ACCOUNT TOTAL .00 100.12 23.84 76.28

GROUP PO ACCTG ---TRANSACTION---
 NBR NBR PER. CD DATE NUMBER DESCRIPTION YTD/CURRENT ENCUMBRANCE DEBITS CREDITS CURRENT BALANCE

FUND 161 LANDSCAPE MAINT DIST-ADM

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE	
161-2606-431.04-01 COMPENSATED ABSENCES / VACATION LEAVE											
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		263.15			
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		789.45			
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		526.30			
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		1,179.77			
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY			842.68		
ACCOUNT TOTAL							.00	2,758.67	842.68	1,915.99	

161-2606-431.04-02 COMPENSATED ABSENCES / SICK LEAVE											
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		456.46			
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		456.46			
ACCOUNT TOTAL							.00	456.46	228.23	228.23	

161-2606-431.04-03 COMPENSATED ABSENCES / HOLIDAY PAY											
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		398.33			
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		597.94			
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY			427.10		
ACCOUNT TOTAL							.00	996.27	427.10	569.17	

161-2606-431.05-01 PAYROLL BENEFITS / PAYROLL BENEFITS											
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		333.12			
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		327.74			
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		304.71			
812		02/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		376.34			
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		373.25			
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		385.60			
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		476.26			
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY			340.19		
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY			340.19		
ACCOUNT TOTAL							.00	2,908.64	340.19	2,568.45	

161-2606-431.05-02 PAYROLL BENEFITS / PERS BENEFITS											
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		671.74			
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		686.86			
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		684.68			
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		667.36			
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		820.48			
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		813.71			
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		818.72			
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		1,037.44			
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY			741.04		
ACCOUNT TOTAL							.00	6,200.99	741.04	5,459.95	

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
FUND 161 LANDSCAPE MAINT DIST-ADM										
161-2606-431.05-04 PAYROLL BENEFITS / HEALTH INSURANCE BENEFIT										
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		894.68		
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		894.68		
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		894.68		
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		894.68		
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		670.47		
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		670.47		
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		670.47		
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		782.03		
ACCOUNT TOTAL							.00	6,372.16	558.58	5,813.58

161-2606-431.05-05 PAYROLL BENEFITS / DENTAL INSURANCE BENEFIT										
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		113.06		
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		113.06		
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		113.06		
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		113.06		
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		113.06		
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		113.06		
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		113.06		
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		141.32		
ACCOUNT TOTAL							.00	932.74	100.94	831.80

161-2606-431.05-07 PAYROLL BENEFITS / EMPLOYEE ASSISTANCE										
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		4.12		
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		4.12		
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		4.12		
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		4.12		
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		4.12		
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		4.12		
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		4.12		
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		5.15		
ACCOUNT TOTAL							.00	33.99	3.67	30.32

161-2606-431.05-10 PAYROLL BENEFITS / LIFE INSURANCE										
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		7.38		
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		7.38		
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		7.38		
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		7.38		
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		7.38		
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		7.38		
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		7.38		

ACCOUNT ACTIVITY LISTING
 ACCOUNTING PERIOD 04/2009
 PAGE 12

FUND 161 LANDSCAPE MAINT DIST-ADM
 161-2606-431.05-10 PAYROLL BENEFITS / LIFE INSURANCE
 62 01/09 AJ 07/11/08 PR0711 PAYROLL SUMMARY 9.23
 01/09 AJ 07/11/08 PR0711 PAYROLL SUMMARY 6.59

ACCOUNT TOTAL

.00 60.89 6.59 54.30

161-2606-431.05-11 PAYROLL BENEFITS / ACC DEATH & DISMEMBERMENT
 1541 04/09 AJ 10/17/08 PR1017 PAYROLL SUMMARY 1.48
 1271 04/09 AJ 10/03/08 PR1003 PAYROLL SUMMARY 1.48
 1069 03/09 AJ 09/19/08 PR0919 PAYROLL SUMMARY 1.48
 812 03/09 AJ 09/05/08 PR0905 PAYROLL SUMMARY 1.48
 619 02/09 AJ 08/22/08 PR0822 PAYROLL SUMMARY 1.48
 425 02/09 AJ 08/08/08 PR0808 PAYROLL SUMMARY 1.48
 237 01/09 AJ 07/25/08 PR0725 PAYROLL SUMMARY 1.48
 62 01/09 AJ 07/11/08 PR0711 PAYROLL SUMMARY 1.85

ACCOUNT TOTAL

.00 12.21 1.35 10.86

161-2606-431.05-12 PAYROLL BENEFITS / LONG TERM DISABILITY
 1541 04/09 AJ 10/17/08 PR1017 PAYROLL SUMMARY 24.70
 1271 04/09 AJ 10/03/08 PR1003 PAYROLL SUMMARY 24.70
 1069 03/09 AJ 09/19/08 PR0919 PAYROLL SUMMARY 24.70
 812 03/09 AJ 09/05/08 PR0905 PAYROLL SUMMARY 24.70
 619 02/09 AJ 08/22/08 PR0822 PAYROLL SUMMARY 28.65
 425 02/09 AJ 08/08/08 PR0808 PAYROLL SUMMARY 28.65
 237 01/09 AJ 07/25/08 PR0725 PAYROLL SUMMARY 28.65
 62 01/09 AJ 07/11/08 PR0711 PAYROLL SUMMARY 37.07

ACCOUNT TOTAL

.00 221.82 26.47 195.35

161-2606-431.05-14 PAYROLL BENEFITS / WORKER'S COMPENSATION
 1541 04/09 AJ 10/17/08 PR1017 PAYROLL SUMMARY 319.56
 1271 04/09 AJ 10/03/08 PR1003 PAYROLL SUMMARY 319.24
 1069 03/09 AJ 09/19/08 PR0919 PAYROLL SUMMARY 318.52
 812 03/09 AJ 09/05/08 PR0905 PAYROLL SUMMARY 298.75
 619 02/09 AJ 08/22/08 PR0822 PAYROLL SUMMARY 368.96
 425 02/09 AJ 08/08/08 PR0808 PAYROLL SUMMARY 365.93
 237 01/09 AJ 07/25/08 PR0725 PAYROLL SUMMARY 375.94
 62 01/09 AJ 07/11/08 PR0711 PAYROLL SUMMARY 395.79

ACCOUNT TOTAL

.00 2,763.69 282.70 2,480.99

161-2606-431.15-24 SERVICES / OTHER SERVICES

ACCOUNT ACTIVITY LISTING

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
FUND 161 LANDSCAPE MAINT DIST-ADM										
161-2606-431.15-24 SERVICES / OTHER SERVICES										
1608		04/09	AP	10/20/08	0678016	WESTAFF WK END 8/16/08		77.76		
continued										
1608		04/09	AP	10/20/08	0678016	TEMP EMPLOYEE		602.64		
1608		04/09	AP	10/20/08	0678016	TEMP EMPLOYEE		1,866.24		
1535		04/09	BA	10/15/08	2009-31	Transfer to GOV				
653		02/09	AP	08/22/08	0676561	WESTAFF Temporary employees FY0809		2,799.36		
505		02/09	AP	08/12/08	0676190	WESTAFF WK END 7-12-08		1,088.64		
505		02/09	AP	08/12/08	0676190	TEMP EMPLOYEES GROUNDS WKENDING 7/8/08		1,555.20		
367		02/09	BA	08/01/08	2009-10	LMD TEMP EMPLOYEES To pay for temp services				
ACCOUNT TOTAL							.00	7,989.84	.00	7,989.84
161-2606-431.20-12 INDIRECT COST / T:COST & VEHICLE										
1480		04/09	AJ	10/31/08	JE06FC/CF	MONTHLY ALLOCAT FOR		1,868.00		
1458		03/09	AJ	09/30/08	JE06FC/CF	MONTHLY ALLOCAT		1,868.00		
1375		02/09	AJ	08/31/08	JE06FC/CF	MONTHLY ALLOCAT		1,868.00		
1342		01/09	AJ	07/01/08	JE06FC/CF	MONTHLY ALLOCAT		1,868.00		
ACCOUNT TOTAL							.00	7,472.00	.00	7,472.00
161-2606-431.20-13 INDIRECT COST / T:REPLACEMENT COST-VEHICLE										
1480		04/09	AJ	10/31/08	JE06FC/CF	MONTHLY ALLOCAT FOR		1,364.00		
1458		03/09	AJ	09/30/08	JE06FC/CF	MONTHLY ALLOCAT		1,364.00		
1375		02/09	AJ	08/31/08	JE06FC/CF	MONTHLY ALLOCAT		1,364.00		
1342		01/09	AJ	07/01/08	JE06FC/CF	MONTHLY ALLOCAT		1,364.00		
ACCOUNT TOTAL							.00	5,456.00	.00	5,456.00
161-3302-431.01-01 WAGES & SALARIES / SALARIES-EXEMPT										
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		2,820.90		
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		2,927.79		

ACCOUNT ACTIVITY LISTING

GROUP PO ACCTG ---TRANSACTION---
 NBR NBR PER. CD DATE NUMBER DESCRIPTION YTD/CURRENT ENCUMBRANCE DEBITS CREDITS CURRENT BALANCE

FUND 161 LANDSCAPE MAINT DIST-ADM

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
							continued			
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		849.26		
812		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		2,844.59		
619		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		2,857.63		
425		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		2,927.79		
237		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		2,679.90		
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		1,435.08	1,025.10	
ACCOUNT TOTAL							.00	19,342.94	1,025.10	18,317.84

1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		7,973.25		
1271		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		6,112.62		
1069		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		5,139.79		
812		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		5,770.25		
619		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		5,983.41		
425		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		5,426.25		
237		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		4,754.10		
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		8,208.78	5,863.42	
ACCOUNT TOTAL							.00	49,368.45	5,863.42	43,505.03

1541		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		21.26		
1271		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		366.65		
812		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		46.48		
ACCOUNT TOTAL							.00	434.39	.00	434.39

1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		67.90		
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		67.90		
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		60.26		
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		58.23		
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		76.95		
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		77.26		
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		67.90		
ACCOUNT TOTAL							.00	476.40	.00	476.40

1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		142.99		
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		163.33		
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		20.34		

GROUP PO ACCTG PER. CD DATE TRANSACTION-NBR DESCRIPTION YTD/CURRENT ENCUMBRANCE DEBITS CREDITS CURRENT BALANCE

FUND 161 LANDSCAPE MAINT DIST-ADM

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION-NBR	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
161-3302-431.03-02 OTHER PAY / ACTING PAY										
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		461.17		
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		307.19		
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		232.73		
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		458.98		
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		246.61		
								176.15	176.15	
ACCOUNT TOTAL							.00	2,033.34	176.15	1,857.19

continued

161-3302-431.03-15 OTHER PAY / MEDICAL FLEX										
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		18.82		
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		18.93		
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		18.92		
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		18.92		
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		16.58		
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		24.42		
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		24.17		
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		13.27		
								9.47	9.47	
ACCOUNT TOTAL							.00	154.03	9.47	144.56

161-3302-431.03-19 OTHER PAY / BILINGUAL PAY										
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		8.50		
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		8.65		
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		8.66		
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		8.65		
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		8.49		
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		8.66		
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		8.27		
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		8.66		
								6.19	6.19	
ACCOUNT TOTAL							.00	68.54	6.19	62.35

161-3302-431.04-01 COMPENSATED ABSENCES / VACATION LEAVE										
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		336.87		
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		318.28		
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		404.25		
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		138.38		
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		360.58		
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		1,105.99		
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		5,112.08		
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		2,233.51		
								1,595.37	1,595.37	
ACCOUNT TOTAL							.00	10,009.94	1,595.37	8,414.57

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 GROUP PO ACCTG CD DATE NUMBER DESCRIPTION YTD/CURRENT DEBITS CREDITS CURRENT
 NBR NBR PER. DATE NUMBER ENCUMBRANCE BALANCE

FUND 161 LANDSCAPE MAINT DIST-ADM

161-3302-431.04-02 COMPENSATED ABSENCES / SICK LEAVE									
1541	04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY	61.97			
1271	04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY	321.16			
1069	03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY	1,735.23			
812	03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY	802.10			
619	02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY	251.51			
425	02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY	251.24			
237	01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY	875.23			
62	01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY	116.80			
62	01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		83.42		
ACCOUNT TOTAL						.00	4,415.24	83.42	4,331.82

161-3302-431.04-03 COMPENSATED ABSENCES / HOLIDAY PAY									
1541	04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY	44.90			
1069	03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY	1,255.71			
62	01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY	1,521.16			
62	01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		1,086.55		
ACCOUNT TOTAL						.00	2,821.77	1,086.55	1,735.22

161-3302-431.04-05 COMPENSATED ABSENCES / OTHER LEAVE									
1541	04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY	320.82			
1271	04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY	25.19			
1069	03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY	320.82			
812	03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY	149.72			
425	02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY	823.46			
237	01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY	999.92			
62	01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY	636.31			
62	01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		454.51		
ACCOUNT TOTAL						.00	3,276.24	454.51	2,821.73

161-3302-431.05-01 PAYROLL BENEFITS / PAYROLL BENEFITS									
1541	04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY	904.30			
1271	04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY	765.77			
1069	03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY	752.56			
812	03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY	814.24			
619	02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY	756.31			
425	02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY	2,204.60			
237	01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY	1,161.38			
62	01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY	1,117.43			
62	01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		798.13		
ACCOUNT TOTAL						.00	8,476.59	798.13	7,678.46

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
FUND 161 LANDSCAPE MAINT DIST-ADM										
161-3302-431.05-02 PAYROLL BENEFITS / PERS BENEFITS										
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		1,977.38		
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		1,670.33		
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		1,644.98		
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		1,664.71		
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		1,628.81		
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		1,840.38		
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		2,487.79		
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		2,444.95		
ACCOUNT TOTAL							.00	15,359.33	1,746.43	13,612.90

161-3302-431.05-04 PAYROLL BENEFITS / HEALTH INSURANCE BENEFIT										
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		2,325.76		
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		2,326.81		
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		2,326.73		
812		02/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		2,326.81		
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		2,303.41		
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		2,493.32		
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		2,490.88		
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		2,381.78		
ACCOUNT TOTAL							.00	18,975.50	1,701.24	17,274.26

161-3302-431.05-05 PAYROLL BENEFITS / DENTAL INSURANCE BENEFIT										
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		243.28		
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		243.55		
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		243.55		
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		243.56		
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		237.62		
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		283.82		
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		283.19		
62		01/09	AJ	07/11/08	PR0711	PAYROLL SUMMARY		255.57		
ACCOUNT TOTAL							.00	2,034.14	182.57	1,851.57

161-3302-431.05-07 PAYROLL BENEFITS / EMPLOYEE ASSISTANCE										
1541		04/09	AJ	10/17/08	PR1017	PAYROLL SUMMARY		8.85		
1271		04/09	AJ	10/03/08	PR1003	PAYROLL SUMMARY		8.88		
1069		03/09	AJ	09/19/08	PR0919	PAYROLL SUMMARY		8.84		
812		03/09	AJ	09/05/08	PR0905	PAYROLL SUMMARY		8.86		
619		02/09	AJ	08/22/08	PR0822	PAYROLL SUMMARY		8.63		
425		02/09	AJ	08/08/08	PR0808	PAYROLL SUMMARY		10.19		
237		01/09	AJ	07/25/08	PR0725	PAYROLL SUMMARY		10.18		

-----TRANSACTION-----
 YTD/CURRENT
 ENCUMBRANCE

GROUP PO ACCTG PER. CD DATE NUMBER DESCRIPTION YTD/CURRENT ENCUMBRANCE DEBITS CREDITS CURRENT BALANCE
 NBR NBR

FUND 161 LANDSCAPE MAINT DIST-ADM

161-3302-431.05-07	PAYROLL BENEFITS / EMPLOYEE ASSISTANCE	continued						
62	01/09 AJ 07/11/08 PR0711	PAYROLL SUMMARY			9.15		6.51	
62	01/09 AJ 07/11/08 PR0711	PAYROLL SUMMARY					6.51	
ACCOUNT TOTAL					73.58		6.51	67.07

ACCOUNT TOTAL

.00

642.58

133.52

509.06

161-3302-431.05-10	PAYROLL BENEFITS / LIFE INSURANCE							
1541	04/09 AJ 10/17/08 PR1017	PAYROLL SUMMARY			15.87			
1271	04/09 AJ 10/03/08 PR1003	PAYROLL SUMMARY			15.87			
1069	03/09 AJ 09/19/08 PR0919	PAYROLL SUMMARY			15.87			
812	03/09 AJ 09/05/08 PR0905	PAYROLL SUMMARY			15.87			
619	02/09 AJ 08/22/08 PR0822	PAYROLL SUMMARY			15.50			
425	02/09 AJ 08/08/08 PR0808	PAYROLL SUMMARY			18.27			
237	01/09 AJ 07/25/08 PR0725	PAYROLL SUMMARY			18.23			
62	01/09 AJ 07/11/08 PR0711	PAYROLL SUMMARY			16.40			
ACCOUNT TOTAL					131.88		11.71	120.17

ACCOUNT TOTAL

.00

131.88

11.71

120.17

161-3302-431.05-11	PAYROLL BENEFITS / ACC DEATH & DISMEMBERMENT							
1541	04/09 AJ 10/17/08 PR1017	PAYROLL SUMMARY			3.19			
1271	04/09 AJ 10/03/08 PR1003	PAYROLL SUMMARY			3.19			
1069	03/09 AJ 09/19/08 PR0919	PAYROLL SUMMARY			3.20			
812	03/09 AJ 09/05/08 PR0905	PAYROLL SUMMARY			3.18			
619	02/09 AJ 08/22/08 PR0822	PAYROLL SUMMARY			3.11			
425	02/09 AJ 08/08/08 PR0808	PAYROLL SUMMARY			3.66			
237	01/09 AJ 07/25/08 PR0725	PAYROLL SUMMARY			3.64			
62	01/09 AJ 07/11/08 PR0711	PAYROLL SUMMARY			3.31			
ACCOUNT TOTAL					26.48		2.38	24.10

ACCOUNT TOTAL

.00

26.48

2.38

24.10

161-3302-431.05-12 PAYROLL BENEFITS / LONG TERM DISABILITY

GROUP PO ACCTG CD DATE NUMBER DESCRIPTION YTD/CURRENT DEBITS CREDITS CURRENT
 NBR NBR PER. DATE NUMBER ENCUMBRANCE BALANCE

FUND 161 LANDSCAPE MAINT DIST-ADM

GROUP NBR	PO NBR	ACCTG PER.	CD DATE	NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
continued									
161-3302-431.05-12					PAYROLL BENEFITS / LONG TERM DISABILITY		77.66		
1541				04/09 AJ 10/17/08	PR1017		77.71		
1271				04/09 AJ 10/03/08	PR1003		77.72		
1069				03/09 AJ 09/19/08	PR0919		77.72		
812				03/09 AJ 09/05/08	PR0905		76.10		
619				02/09 AJ 08/22/08	PR0822		95.07		
425				02/09 AJ 08/08/08	PR0808		94.93		
237				01/09 AJ 07/25/08	PR0725		86.66		
62				01/09 AJ 07/11/08	PR0711			61.86	
62				01/09 AJ 07/11/08	PR0711				61.86
ACCOUNT TOTAL							663.57	61.86	601.71

161-3302-431.05-14					PAYROLL BENEFITS / WORKER'S COMPENSATION		308.13		
1541				04/09 AJ 10/17/08	PR1017		263.57		
1271				04/09 AJ 10/03/08	PR1003		258.74		
1069				03/09 AJ 09/19/08	PR0919		261.59		
812				03/09 AJ 09/05/08	PR0905		243.38		
619				02/09 AJ 08/22/08	PR0822		275.22		
425				02/09 AJ 08/08/08	PR0808		371.63		
237				01/09 AJ 07/25/08	PR0725		365.16		
62				01/09 AJ 07/11/08	PR0711			260.81	
62				01/09 AJ 07/11/08	PR0711				260.81
ACCOUNT TOTAL							2,347.42	260.81	2,086.61

161-3302-431.08-01					TRAINING & TRAVEL / TRAINING & CONFERENCES		70.00		
1293				04/09 AP 10/03/08	0677553		75.00		
711				02/09 AP 08/26/08	0676293		59.00		
711				02/09 AP 08/26/08	0676520				204.00
ACCOUNT TOTAL							204.00	.00	204.00

161-3302-431.09-01					DUES & PUBLICATIONS / DUES & PUBLICATIONS		60.00		
1087				03/09 AP 09/19/08	0677218				60.00
ACCOUNT TOTAL							60.00	.00	60.00

161-3302-431.14-05					MATERIALS, SUPP & SERV / CLOTHING & UNIFORMS				
744				02/09 BA 08/27/08	2009-18				
ACCOUNT TOTAL							.00	.00	.00

To pay for safe

GROUP NBR	PO NBR	ACCTG PER	CD	DATE	NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
FUND 161 LANDSCAPE MAINT DIST-ADM										
161-3302-431.14-20						SUPP & SERV / OTHER SUPPLIES				
1596		04/09 AP		10/20/08	0677971	STATE BOARD OF SALES TAX DUE		7.58		
1608		04/09 AP		10/20/08	0677699	ALOHA SAW & MOW GLOVES		23.57		
1584	027685	04/09 EN		10/17/08	0276685	ESP SPORTS	36.51			
1323		PO ENTRY				FIRST AID & SAFETY EQUIP.				
1350		04/09 AP		10/06/08	0677627	TOYOTA VALLEJO KEY / UNIT#572.	94.78			
1350		04/09 AP		10/06/08	0677432	HALLS SAFE LOCK	9.67			
1350		3 KEYS / LMD								
1173		04/09 AP		10/06/08	0677526	NAPA FORD LINCO KEYS OTY4 / LMD	63.83			
744		03/09 AJ		09/22/08	PI	CY ISSUES	45.48			
633		02/09 BA		08/27/08	2009-18	092208 - 092208				
633		02/09 AP		08/21/08	0676562	TO PAY FOR SAFE WHEELER-SOMDA	92.34			
633		BUSINESS CARDS				FRED BUSS	100.00			
503	027567	02/09 AP		08/12/08	0676198	DONALD BURTON 2008/2009	109.61			
272	027567	01/09 EN		07/25/08	0275667	YES OF COURSE I	109.61			
138		PO ENTRY				RADIO & TELECOMMUNICATION				
		01/09 CR		07/15/08	0006474	BROOKS INST/OVE	112.85			
						CTISDALE 07/15/08 22				
ACCOUNT TOTAL							36.51	540.06	112.85	427.21
161-3302-431.16-02						UTILITIES / TELECOMMUNICATIONS				
1155	027647	03/09 AP		09/23/08	0677139	NEXTEL COMMUNIC	280.18-	280.14		
1162		CELL PHONE SERVICES								
1134	027647	03/09 EN		09/22/08	027647	MONTHLY SERVICES	37.65			
1084		PO ENTRY				NEXTEL COMMUNIC	280.18			
837		03/09 AP		09/18/08	0676949	COMMUNICATIONS/MEDIA SERV	91.04			
739	027616	02/09 AP		08/31/08	0676610	AT&T/MCI GALNET BILLING 8/20/08	98.03			
739	027616	02/09 AP		08/26/08	0676444	AT&T/MCI Calnet Billing 07/20/2008	412.04-			
739		CELL PHONE CHARGES								
647		02/09 AP		08/26/08	0676444	NEXTEL COMMUNIC	.01			
653		CELL PHONE CHARGES								
643	027616	02/09 AP		08/22/08	0676515	MONTHLY SERVICES	59.99			
		7-15-08 TO 8-14-08								
		02/09 AP		08/22/08	0676444	JULY 17 THRU AUG 16, 2008	412.02			
		02/09 AP		08/22/08	0676444	NEXTEL COMMUNIC				
		02/09 AP		08/21/08	027616	DAC 0002447013				
		02/09 EN		08/21/08	027616	NEXTEL COMMUNIC	412.04			

-----TRANSACTION-----
 YTD/CURRENT
 ENCUMBRANCE
 DEBITS
 CREDITS
 CURRENT
 BALANCE

GROUP PO ACCTG CD DATE NUMBER DESCRIPTION
 NBR NBR PER. DATE NUMBER

FUND 161 LANDSCAPE MAINT DIST-ADM
 161-3302-431-16-02 UTILITIES / TELECOMMUNICATIONS
 PO ENTRY COMMUNICATIONS/MEDIA SERV continued

471 02/09 AP 08/11/08 0675822 AT&T/MCI
 TELEPHONE CHARGES CAINET BILLING 6/20/08 89.99
 472 02/09 AP 08/11/08 0675865 AT&T/MCI
 TELEPHONE CHARGES CAINET BILLING 6/20/08 89.99
 408 02/09 AP 08/06/08 0675834 SPRINT
 CELL PHONE 59.99

393 02/09 AP 08/05/08 0675655 NEXTEL COMMUNIC
 NEXTEL SERVICES-JULY 08 LMD 674.31
 394 02/09 AP 08/05/08 0675829 NEXTEL COMMUNIC
 NEXTEL SERVICES-JULY 08 LMD 674.31
 275 01/09 AP 07/28/08 0675655 NEXTEL COMMUNIC
 NEXTEL SERVICES-JULY 08 LMD 674.31
 277 01/09 AP 07/28/08 0675822 AT&T/MCI
 TELEPHONE CHARGES CAINET BILLING 6/20/08 89.99

ACCOUNT TOTAL 2,979.51 764.30 2,215.21
 161-3302-431-20-05 INDIRECT COST / T:PERSONNEL COST DISTRIB
 1476 04/09 AJ 10/31/08 JE01FC/CF CITYWIDE COST A
 MONTHLY ALLOCAT - OCT 1,899.00
 1453 03/09 AJ 09/30/08 JE01FC/CF MONTHLY ALLOCAT
 FOR JULY 2008 1,899.00
 1370 02/09 AJ 08/31/08 JE01FC/CF MONTHLY ALLOCAT
 FOR JULY 2008 1,899.00
 1290 01/09 AJ 07/01/08 JE01FC/CF CITYWIDE COST A
 FOR JULY 2008 1,899.00

ACCOUNT TOTAL 7,596.00 .00 7,596.00
 161-3302-431-20-06 INDIRECT COST / T:FINANCE COST DISTRIB
 1476 04/09 AJ 10/31/08 JE01FC/CF CITYWIDE COST A
 MONTHLY ALLOCAT - OCT 6,482.00
 1453 03/09 AJ 09/30/08 JE01FC/CF MONTHLY ALLOCAT
 FOR JULY 2008 6,482.00
 1370 02/09 AJ 08/31/08 JE01FC/CF MONTHLY ALLOCAT
 FOR JULY 2008 6,482.00
 1290 01/09 AJ 07/01/08 JE01FC/CF CITYWIDE COST A
 FOR JULY 2008 6,482.00

ACCOUNT TOTAL 25,928.00 .00 25,928.00
 161-3302-431-20-07 INDIRECT COST / T:PUB WORKS COST DISTRIB
 1478 04/09 AJ 10/31/08 JE04FC/CF PUBLIC WORKS CO
 MONTHLY ALLOCAT - OCT 2,992.00
 1456 03/09 AJ 09/30/08 JE04FC/CF MONTHLY ALLOCAT
 MONTHLY ALLOCAT 2,992.00

-----TRANSACTION-----
 GROUP PO ACCTG CD DATE NUMBER DESCRIPTION YTD/CURRENT DEBITS CREDITS CURRENT
 NBR NBR PER. PER. DATE NUMBER ENCUMBRANCE BALANCE

FUND 161 LANDSCAPE MAINT DIST-ADM
 161-3302-431.20-07 INDIRECT COST / T: PUB WORKS COST DISTRIE

1373 02/09 AJ 08/31/08 JE04FC/CF MONTHLY ALLOCAT ALLOCATION JULY 2008 continued
 1339 01/09 AJ 07/01/08 JE04FC/CF PUBLIC WORKS CO ALLOCATION JULY 2008
 2,992.00
 2,992.00

ACCOUNT TOTAL

.00 11,968.00 .00 11,968.00

161-3302-431.20-12 INDIRECT COST / T: COST & VEHICLE
 1480 04/09 AJ 10/31/08 JE06FC/CF ALLOCATION FOR

1458 03/09 AJ 09/30/08 JE06FC/CF MONTHLY ALLOCAT MONTHLY ALLOCATION - OCT
 1375 02/09 AJ 08/31/08 JE06FC/CF MONTHLY ALLOCAT VEHICLE FOR JULY 2008
 1342 01/09 AJ 07/01/08 JE06FC/CF ALLOCATION FOR VEHICLE FOR JULY 2008
 1,662.00
 1,662.00
 1,662.00

ACCOUNT TOTAL

.00 6,648.00 .00 6,648.00

161-3302-431.20-13 INDIRECT COST / T: REPLACEMENT COST-VEHICLE
 1480 04/09 AJ 10/31/08 JE06FC/CF ALLOCATION FOR

1458 03/09 AJ 09/30/08 JE06FC/CF MONTHLY ALLOCAT MONTHLY ALLOCATION - OCT
 1375 02/09 AJ 08/31/08 JE06FC/CF MONTHLY ALLOCAT VEHICLE FOR JULY 2008
 1342 01/09 AJ 07/01/08 JE06FC/CF ALLOCATION FOR VEHICLE FOR JULY 2008
 1,170.00
 1,170.00
 1,170.00

ACCOUNT TOTAL

.00 4,680.00 .00 4,680.00

161-3302-431.20-15 INDIRECT COST / T: LEGAL & MGMT ADMIN
 1476 04/09 AJ 10/31/08 JE01FC/CF CITYWIDE COST A

1453 03/09 AJ 09/30/08 JE01FC/CF MONTHLY ALLOCAT MONTHLY ALLOCATION - OCT
 1370 02/09 AJ 08/31/08 JE01FC/CF MONTHLY ALLOCAT FOR JULY 2008
 1290 01/09 AJ 07/01/08 JE01FC/CF CITYWIDE COST A FOR JULY 2008
 8,682.00
 8,682.00
 8,682.00

ACCOUNT TOTAL

.00 34,728.00 .00 34,728.00

161-3302-431.20-18 INDIRECT COST / T: DATA PROCESSING

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
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FUND 161 LANDSCAPE MAINT DIST-ADM

161-3302-431.20-18		INDIRECT COST / T: DATA PROCESSING								
1476		04/09	AJ	10/31/08	JE01FC/CF	CITYWIDE COST A		1,208.00		
						MONTHLY ALLOCAT - OCT				
										continued
1453		03/09	AJ	09/30/08	JE01FC/CF	MONTHLY ALLOCAT		1,208.00		
						FOR JULY 2008				
1370		02/09	AJ	08/31/08	JE01FC/CF	MONTHLY ALLOCAT		1,208.00		
						FOR JULY 2008				
1290		01/09	AJ	07/01/08	JE01FC/CF	CITYWIDE COST A		1,208.00		
						FOR JULY 2008				
						ACCOUNT TOTAL		4,832.00	.00	4,832.00

161-3302-431.20-19		INDIRECT COST / T: NON-DEPARTMENT								
1476		04/09	AJ	10/31/08	JE01FC/CF	CITYWIDE COST A		75.00		
						MONTHLY ALLOCAT - OCT				
1453		03/09	AJ	09/30/08	JE01FC/CF	MONTHLY ALLOCAT		75.00		
						FOR JULY 2008				
1370		02/09	AJ	08/31/08	JE01FC/CF	MONTHLY ALLOCAT		75.00		
						FOR JULY 2008				
1290		01/09	AJ	07/01/08	JE01FC/CF	CITYWIDE COST A		75.00		
						FOR JULY 2008				
						ACCOUNT TOTAL		300.00	.00	300.00

161-3302-431.20-23		INDIRECT COST / E: LEAVE LAB DISTRIBUTION								
425		02/09	AJ	08/08/08	PRO808	PAYROLL SUMMARY		17,760.47		
						ACCOUNT TOTAL		17,760.47	.00	17,760.47

161-3302-431.20-25		INDIRECT COST / T: PUBLIC BUILDINGS								
1476		04/09	AJ	10/31/08	JE01FC/CF	CITYWIDE COST A		1,524.00		
						MONTHLY ALLOCAT - OCT				
1453		03/09	AJ	09/30/08	JE01FC/CF	MONTHLY ALLOCAT		1,524.00		
						FOR JULY 2008				
1370		02/09	AJ	08/31/08	JE01FC/CF	MONTHLY ALLOCAT		1,524.00		
						FOR JULY 2008				
1290		01/09	AJ	07/01/08	JE01FC/CF	CITYWIDE COST A		1,524.00		
						FOR JULY 2008				
						ACCOUNT TOTAL		6,096.00	.00	6,096.00

161-3302-431.20-37		INDIRECT COST / LANDSCAPE MAINT DST-ADM								
456		02/09	AJ	08/08/08	JE012RF/LIS	RECORD XTRA LMD		3,000.00		
						FOR NGBP WARRANTY MAINT				
						ACCOUNT TOTAL		3,000.00	.00	3,000.00-

-----TRANSACTION-----
 YTD/CURRENT
 ENCUMBRANCE
 DEBITS
 CREDITS
 CURRENT
 BALANCE

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
FUND 161 LANDSCAPE MAINT DIST-ADM										
1479		161-3302-431.20-45		04/09	AJ 10/31/08	JE03FC/CF P M ADMIN COST PLAN		2,016.00		
						MONTHLY ALLOCAT - OCT				
1455		03/09	AJ	09/30/08	JE03FC/CF	MONTHLY ALLOCAT FOR JULY 2008		2,016.00		
1372		02/09	AJ	08/31/08	JE03FC/CF	MONTHLY ALLOCAT FOR JULY 2008		2,016.00		
1327		01/09	AJ	07/01/08	JE03FC/CF	MONTHLY ALLOCAT FOR JULY 2008		2,016.00		
ACCOUNT TOTAL								8,064.00	.00	8,064.00

161-3302-431.20-47 INDIRECT COST / LANDSCAPE DEV PLAN RW-RCT										
1693		04/09	AJ	10/22/08	JE067CF/LS 1ST QTR ENDED 9	RIDGECREST PER PW REPORT				18,788.64
ACCOUNT TOTAL							.00	.00		18,788.64
FUND TOTAL							36.51	884,167.76	576,584.18	307,583.58
GRAND TOTAL							36.51	884,167.76	576,584.18	307,583.58

PREPARED 10/22/2008, 15:06:37

ACCOUNT ACTIVITY LISTING

PROGRAM GM3601

FISCAL YEAR: 2009

ACCOUNT NUMBER SELECTION

FROM: 161-0000-000.00-00 TO: 161-9999-999.99-99

TYPE: R (O-ONLY, R-RANGE, S-SELECTIVE)

TRANSACTION SELECTION

TYPES... AJ X CR X BA X TF X EN X AP X

DATE RANGE...FROM: 0/00/0000 TO: 99/99/9999

PERIOD...FROM: 01 TO: 04

POSTING DATE RANGE...FROM: 0/00/0000 TO: 99/99/9999

SUPPRESS PRINTING OF ACCOUNTS WITHOUT TRANSACTIONS (N/Y): Y

PRINT DEBIT/CREDIT COLUMNS, SUPPRESS BUDGET . . . (N/Y): Y

PRINT ENCUMBRANCE (N/Y): Y

PAGE BREAK BY FUND: N

PAGE BREAK BY ACCOUNT: N

PAGE BREAK BY DPT/DIV: N

USE CURRENT BUDGET FOR ESTIM/APPROP TOTAL: Y

GROUP NUMBER : 01693 RIDGECREST QTR1 9/30/08
 ACCOUNTING PERIOD: 04/2009
 GROUP USER ID : LSMITH
 GROUP CREATED BY : LSMITH
 GROUP UPDATED BY : LSMITH

TRANS NO	TRANS DATE	DOCUMENT BANK TYPE	ACCOUNT NUMBER	DESCRIPTION 1	PROJECT	DEBIT AMOUNT	CREDIT AMOUNT
100	10/22/2008	JE067CF/LS	161-0000-101.01-00	1ST QTR ENDED 9/30/08 FOR		18,788.64	
		RIDGECREST PER PW REPORT					
200	10/22/2008	JE067CF/LS	161-3302-431.20-47	1ST QTR ENDED 9/30/08 FOR			18,788.64
		RIDGECREST PER PW REPORT					
300	10/22/2008	JE067CF/LS	001-2502-431.20-47	1ST QTR ENDED 9/30/08 FOR		18,788.64	
		RIDGECREST PER PW REPORT					
400	10/22/2008	JE067CF/LS	001-0000-101.01-00	1ST QTR ENDED 9/30/08 FOR			18,788.64
		RIDGECREST PER PW REPORT					

GROUP TOTALS

COUNT: 4
 DEBITS: 37,577.28
 CREDITS: 37,577.28

PREPARED 10/22/2008, 12:10:38
PROGRAM: GM314U
City of Vallejo, California

City of Vallejo, California
TRANSACTION UPDATE OFFSET ACCOUNTS LISTING

PAGE 1
ACCOUNTING PERIOD 04/2009

GROUP NUMBER: 1693 RIDGECREST QTR1 9/30/08
GROUP TYPE : AJ ADJUSTMENT TRANSACTIONS
FUND . . . : 1 GENERAL FUND
TRANS BANK
ACCOUNT DATE DATE CODE NAME

DOCUMENT NUMBER TRANSACTION AMOUNT

001-2502-431-20-47 10/22/2008 00
001-0000-101.01-00 10/22/2008 00 GENERAL CHECKING

JE067CF/LS 18,788.64 DEBIT ADJUSTMENT
JE067CF/LS 18,788.64 CREDIT ADJUSTMENT

OFFSETS:

ACCOUNT DESCRIPTION

DEBIT CREDIT

FUND . . . : 001 GENERAL FUND
001-0000-242.00-00 SYSTEM OFFSET / EXPENDITURES

18,788.64

.00

GROUP NUMBER: 1693 RIDGECREST QTR1 9/30/08
 GROUP TYPE: AJ ADJUSTMENT TRANSACTIONS
 FUND: 161 LANDSCAPE MAINT DIST-ADM

ACCOUNT	DATE	TRANS	BANK	CODE	N A M E	DOCUMENT NUMBER	TRANSACTION AMOUNT	DEBIT	CREDIT
161-0000-101.01-00	10/22/2008	00	GENERAL CHECKING			JE067CF/LS	18,788.64	18,788.64	DEBIT ADJUSTMENT
161-3302-431.20-47	10/22/2008	00				JE067CF/LS	18,788.64	18,788.64	CREDIT ADJUSTMENT

OFFSETS:

ACCOUNT DESCRIPTION DEBIT CREDIT

FUND: 161 LANDSCAPE MAINT DIST-ADM
 161-0000-242.00-00 SYSTEM OFFSET / EXPENDITURES

.00 18,788.64

PREPARED 10/22/2008, 12:10:38
PROGRAM: GM314U
City of Vallejo, California

City of Vallejo, California
TRANSACTION UPDATE OFFSET ACCOUNTS LISTING

PAGE 3
ACCOUNTING PERIOD 04/2009

GROUP NUMBER: 1693 RIDGECREST QTR1 9/30/08
GROUP TYPE : AJ ADJUSTMENT TRANSACTIONS
FUND . . . : 900 POOLED CASH

POOLED EQUITY SUMMARY:

ACCOUNT D E S C R I P T I O N DEBIT CREDIT

FUND :	900 POOLED CASH		
900-0000-299.90-01	EQUITY / GENERAL FUND	18,788.64	.00
900-0000-299.91-61	EQUITY / LANDSCAPE MAINT DIST ADM	.00	18,788.64



Inspections Non-Lmd Projects

10/7/2008

from July 01, 2008 thru September 30, 2008

Work Order # Location Scope of Work Date Employee Name Hours

Work Order #	Location	Scope of Work	Date	Employee Name	Hours
236977	CURTOLAPKMY	TIME SPENT ON NON LMD WORK ON CURTOLA PKWY	08/21/2008	JEANINE PERASSO-KAC	1.00
			09/17/2008	JEANINE PERASSO-KAC	1.00
					2.00

Attachment e.

Work Order #	Location	Scope of Work	Date	Employee Name	Hours
236979	MI MARE ISLAND	TIME SPENT ON NON LMD WORK AT FARRAGUT VILLAGE (MARE ISLAND) UNIT #1 (6A)	07/01/2008	DONALD BURTON	2.00
			07/02/2008	DONALD BURTON	1.00
			07/08/2008	DONALD BURTON	1.00
			07/23/2008	DONALD BURTON	1.00
			08/07/2008	JEANINE PERASSO-KAC	1.00
			08/08/2008	JEANINE PERASSO-KAC	1.00
			08/11/2008	DONALD BURTON	1.00
			09/16/2008	DONALD BURTON	1.00
			09/22/2008	JEANINE PERASSO-KAC	1.00
			09/25/2008	JEANINE PERASSO-KAC	2.00
					12.00

Work Order #	Location	Scope of Work	Date	Employee Name	Hours
236980	MI FLAGSHIPDR	TIME SPENT ON NON LMD WORK ON FLAGSHIP DR (MARE ISLAND)	07/11/2008	DONALD BURTON	1.00
			07/17/2008	JEANINE PERASSO-KAC	1.00
			07/21/2008	DONALD BURTON	1.00
			07/21/2008	JEANINE PERASSO-KAC	0.50
			07/22/2008	JEANINE PERASSO-KAC	1.00
			07/24/2008	JEANINE PERASSO-KAC	1.00
					5.50



Inspections Non-Lmd Projects

10/7/2008

from July 01, 2008 thru September 30, 2008

Work Order #	Location	Scope of Work	Date	Employee Name	Hours
236981	MI MARE ISLAND	TIME SPENT ON NON LMD WORK AT FARRAGUT VILLAGE (MARE ISLAND) UNIT #3 (6C)			
			07/03/2008	DONALD BURTON	1.50
			07/07/2008	DONALD BURTON	1.50
			07/08/2008	DONALD BURTON	1.00
			07/09/2008	DONALD BURTON	1.50
			07/10/2008	DONALD BURTON	1.50
			07/17/2008	JEANINE PERASSO-KAC	1.00
			07/21/2008	DONALD BURTON	1.00
			07/21/2008	JEANINE PERASSO-KAC	0.50
			07/22/2008	JEANINE PERASSO-KAC	1.00
			07/29/2008	DONALD BURTON	1.00
			08/06/2008	DONALD BURTON	1.00
			08/06/2008	JEANINE PERASSO-KAC	0.50
			08/11/2008	DONALD BURTON	1.00
			09/16/2008	DONALD BURTON	1.50
			09/16/2008	JEANINE PERASSO-KAC	0.50
			09/18/2008	DONALD BURTON	1.00
			09/25/2008	DONALD BURTON	1.50
			09/29/2008	DONALD BURTON	1.50
					20.00
236982	MI MARE ISLAND	TIME SPENT ON NON LMD WORK MARE ISLAND MARKETING CORRIDOR			
			07/08/2008	JEANINE PERASSO-KAC	1.00
236983	HIDDENBROOKE	TIME SPENT ON NON LMD WORK AT REFLECTIONS 2, PARCEL 1			
			08/26/2008	DONALD BURTON	1.00
			09/24/2008	DONALD BURTON	1.00
			09/25/2008	DONALD BURTON	1.50
					3.50
236984	HIDDENBROOKE	TIME SPENT ON NON LMD WORK AT REFLECTIONS 1, PARCEL 2			
			08/25/2008	DONALD BURTON	3.00
			08/26/2008	DONALD BURTON	1.00
					4.00



Inspections Non-Lmd Projects

10/7/2008

from July 01, 2008 thru September 30, 2008

Work Order #	Location	Scope of Work	Date	Employee Name	Hours
236985	N ASCOTPKWY	TIME SPENT ON NON LMD WORK AT NORTH ASCOT MEDIANS			
			07/02/2008	DONALD BURTON	1.50
			07/09/2008	DONALD BURTON	1.50
			07/10/2008	DONALD BURTON	1.50
			07/17/2008	DONALD BURTON	1.50
			07/21/2008	DONALD BURTON	1.00
			07/21/2008	JEANINE PERASSO-KAC	1.00
			07/22/2008	JEANINE PERASSO-KAC	1.00
			07/31/2008	JEANINE PERASSO-KAC	1.00
			08/08/2008	DONALD BURTON	1.50
			08/12/2008	DONALD BURTON	2.00
			08/14/2008	DONALD BURTON	2.00
			08/19/2008	DONALD BURTON	3.00
			08/20/2008	DONALD BURTON	1.00
			09/04/2008	DONALD BURTON	1.00
			09/09/2008	DONALD BURTON	1.00
			09/15/2008	DONALD BURTON	1.00
			09/25/2008	DONALD BURTON	1.00
					23.50



Inspections Non-Lmd Projects

10/7/2008

from July 01, 2008 thru September 30, 2008

Work Order #	Location	Scope of Work	Date	Employee Name	Hours
236986	HIDDENBROOKE	TIME SPENT ON NON LMD WORK AT THE ORCHARDS SUBDIVISION (HIDDENBROOKE)			
			07/01/2008	DONALD BURTON	0.50
			07/02/2008	DONALD BURTON	1.00
			07/08/2008	DONALD BURTON	1.00
			07/11/2008	DONALD BURTON	1.50
			07/15/2008	DONALD BURTON	1.00
			07/17/2008	DONALD BURTON	1.50
			07/22/2008	DONALD BURTON	1.00
			07/28/2008	DONALD BURTON	1.00
			08/07/2008	DONALD BURTON	1.00
			08/11/2008	DONALD BURTON	2.00
			08/11/2008	JEANINE PERASSO-KAC	3.00
			08/14/2008	DONALD BURTON	1.00
			08/20/2008	DONALD BURTON	1.00
			08/26/2008	DONALD BURTON	2.00
			08/28/2008	DONALD BURTON	1.00
			08/28/2008	JEANINE PERASSO-KAC	1.00
			09/04/2008	DONALD BURTON	1.00
			09/09/2008	DONALD BURTON	1.00
			09/10/2008	DONALD BURTON	1.00
			09/15/2008	DONALD BURTON	1.00
			09/16/2008	DONALD BURTON	1.00
			09/19/2008	DONALD BURTON	2.50
			09/23/2008	DONALD BURTON	5.00
			09/24/2008	DONALD BURTON	1.50
					34.50



Inspections Non-Lmd Projects
from July 01, 2008 thru September 30, 2008

10/7/2008

Work Order #	Location	Scope of Work	Date	Employee Name	Hours
238404	GARTHECT	TIME SPENT ON GARTHE RANCH			
			07/01/2008	DONALD BURTON	1.50
			07/02/2008	DONALD BURTON	1.00
			07/07/2008	DONALD BURTON	1.00
			07/09/2008	DONALD BURTON	1.00
			07/10/2008	DONALD BURTON	1.00
			07/10/2008	JEANINE PERASSO-KAC	1.00
			07/11/2008	DONALD BURTON	1.00
			07/15/2008	DONALD BURTON	1.00
			07/17/2008	DONALD BURTON	1.00
			07/21/2008	DONALD BURTON	1.00
			07/21/2008	JEANINE PERASSO-KAC	1.00
			07/22/2008	DONALD BURTON	1.00
			07/28/2008	DONALD BURTON	1.00
			07/29/2008	DONALD BURTON	1.00
			08/04/2008	DONALD BURTON	2.00
			08/06/2008	DONALD BURTON	1.00
			08/08/2008	DONALD BURTON	2.00
			08/13/2008	DONALD BURTON	1.00
			08/14/2008	DONALD BURTON	1.00
			08/20/2008	DONALD BURTON	1.00
			08/20/2008	JEANINE PERASSO-KAC	1.00
			08/21/2008	DONALD BURTON	1.00
			08/28/2008	DONALD BURTON	1.00
			09/02/2008	DONALD BURTON	1.00
			09/02/2008	JEANINE PERASSO-KAC	2.00
			09/04/2008	DONALD BURTON	2.00
			09/09/2008	DONALD BURTON	1.50
			09/10/2008	DONALD BURTON	1.00
			09/15/2008	DONALD BURTON	1.50
			09/17/2008	DONALD BURTON	1.50
			09/18/2008	DONALD BURTON	1.50
			09/19/2008	DONALD BURTON	2.50
			09/22/2008	DONALD BURTON	1.50
			09/23/2008	DONALD BURTON	1.00
			09/24/2008	DONALD BURTON	1.00
			09/29/2008	DONALD BURTON	2.00
			09/29/2008	JEANINE PERASSO-KAC	2.00



Inspections Non-Lmd Projects

10/7/2008

from July 01, 2008 thru September 30, 2008

Work Order # Location Scope of Work Date Employee Name Hours

47.50



Inspections Non-Lmd Projects

10/7/2008

from July 01, 2008 thru September 30, 2008

Work Order #	Location	Scope of Work	Date	Employee Name	Hours
238915	WILSON AVE	TIME SPENT ON WILSON AVE. PROJECT			
			07/01/2008	DONALD BURTON	1.50
			07/02/2008	DONALD BURTON	1.50
			07/03/2008	DONALD BURTON	1.50
			07/07/2008	DONALD BURTON	1.50
			07/08/2008	DONALD BURTON	4.00
			07/09/2008	DONALD BURTON	2.50
			07/10/2008	DONALD BURTON	2.50
			07/10/2008	JEANINE PERASSO-KAC	1.50
			07/11/2008	DONALD BURTON	2.50
			07/17/2008	DONALD BURTON	1.00
			07/22/2008	DONALD BURTON	1.00
			07/23/2008	DONALD BURTON	1.00
			07/24/2008	JEANINE PERASSO-KAC	1.00
			07/25/2008	JEANINE PERASSO-KAC	1.00
			07/28/2008	DONALD BURTON	1.50
			07/28/2008	JEANINE PERASSO-KAC	1.00
			07/29/2008	DONALD BURTON	1.50
			07/30/2008	JEANINE PERASSO-KAC	1.00
			07/31/2008	JEANINE PERASSO-KAC	0.50
			08/04/2008	DONALD BURTON	1.50
			08/06/2008	DONALD BURTON	2.50
			08/07/2008	DONALD BURTON	1.50
			08/13/2008	DONALD BURTON	2.00
			08/14/2008	DONALD BURTON	1.00
			08/19/2008	DONALD BURTON	1.00
			08/19/2008	JEANINE PERASSO-KAC	1.00
			08/20/2008	DONALD BURTON	5.00
			08/21/2008	DONALD BURTON	1.00
			08/27/2008	DONALD BURTON	3.00
			08/27/2008	JEANINE PERASSO-KAC	1.50
			09/02/2008	DONALD BURTON	4.00
			09/03/2008	DONALD BURTON	3.00
			09/04/2008	DONALD BURTON	1.00
			09/05/2008	DONALD BURTON	1.00
			09/09/2008	DONALD BURTON	2.50
			09/10/2008	DONALD BURTON	3.50
			09/15/2008	DONALD BURTON	1.50



Inspections Non-Lmd Projects

10/7/2008

from July 01, 2008 thru September 30, 2008

Work Order # Location Scope of Work Date Employee Name Hours

238915 WILSON AVE TIME SPENT ON WILSON AVE. PROJECT

09/16/2008	DONALD BURTON	1.00
09/17/2008	DONALD BURTON	2.00
09/18/2008	DONALD BURTON	1.00
09/19/2008	DONALD BURTON	1.00
09/23/2008	DONALD BURTON	1.00
09/24/2008	DONALD BURTON	2.00
09/25/2008	DONALD BURTON	1.00
09/29/2008	DONALD BURTON	1.50
		77.50

238923 555 SANTA CLARAST TIME SPENT ON GENERAL FUND ENGINEERING INSPECTIONS

07/15/2008 JEANINE PERASSO-KAC 1.00

238925 MI MARE ISLAND TIME SPENT ON MARE ISLAND NBHD 6B

07/03/2008	DONALD BURTON	1.50
07/07/2008	DONALD BURTON	1.00
07/09/2008	DONALD BURTON	1.00
07/10/2008	DONALD BURTON	1.00
07/21/2008	DONALD BURTON	1.00
07/23/2008	JEANINE PERASSO-KAC	1.00
08/06/2008	DONALD BURTON	1.00
08/22/2008	JEANINE PERASSO-KAC	1.00
08/27/2008	JEANINE PERASSO-KAC	1.50
08/28/2008	DONALD BURTON	1.00
09/02/2008	DONALD BURTON	1.00
09/16/2008	DONALD BURTON	1.50
09/17/2008	DONALD BURTON	3.00
09/17/2008	JEANINE PERASSO-KAC	1.00
09/18/2008	DONALD BURTON	1.50
09/25/2008	DONALD BURTON	1.50
09/29/2008	DONALD BURTON	1.50
		22.00

238926 MI MARE ISLAND TIME SPENT ON MARE ISLAND NBHD 6B SOUTH

07/29/2008	DONALD BURTON	1.00
08/19/2008	DONALD BURTON	1.00
		2.00



Inspections Non-Lmd Projects

10/7/2008

from July 01, 2008 thru September 30, 2008

Work Order #	Location	Scope of Work	Date	Employee Name	Hours
238928	HIDDENBROOKE	TIME SPENT AT HIDDENBROOKE PARCEL 316 & 317			
			07/01/2008	DONALD BURTON	1.50
			07/03/2008	DONALD BURTON	2.00
			07/07/2008	DONALD BURTON	2.00
			07/15/2008	DONALD BURTON	1.00
			07/17/2008	DONALD BURTON	1.00
			07/22/2008	DONALD BURTON	1.00
			07/28/2008	DONALD BURTON	1.00
			08/07/2008	DONALD BURTON	1.00
			08/11/2008	DONALD BURTON	1.00
			08/21/2008	DONALD BURTON	1.00
			09/04/2008	DONALD BURTON	1.00
			09/09/2008	DONALD BURTON	1.00
			09/10/2008	DONALD BURTON	1.00
			09/16/2008	DONALD BURTON	1.00
			09/18/2008	JEANINE PERASSO-KAC	1.50
			09/22/2008	DONALD BURTON	1.50
			09/22/2008	JEANINE PERASSO-KAC	1.50
			09/24/2008	DONALD BURTON	1.50
					22.50
250084	MI WALNUT AVE	TIME SPENT ON MARE ISLAND - WALNUT AVE, CAPITAL PROJECT			
			07/01/2008	JEANINE PERASSO-KAC	1.00
					1.00



Inspections Non-Lmd Projects
from July 01, 2008 thru September 30, 2008

10/7/2008

Attachment e.

Work Order #	Location	Scope of Work	Date	Employee Name	Hours	
250085	BORDONI RANCH	TIME SPENT ON BORDONI RANCH/WATERSTONE - CAPITAL PROJECT	07/08/2008	DONALD BURTON	1.00	
			07/09/2008	JEANINE PERASSO-KAC	1.00	
			07/11/2008	DONALD BURTON	1.00	
			07/15/2008	DONALD BURTON	1.00	
			07/23/2008	DONALD BURTON	1.00	
			07/23/2008	JEANINE PERASSO-KAC	1.00	
			07/29/2008	JEANINE PERASSO-KAC	0.50	
			07/30/2008	JEANINE PERASSO-KAC	1.00	
			08/11/2008	DONALD BURTON	1.00	
			08/18/2008	JEANINE PERASSO-KAC	1.00	
250090	MI AZUARDR	LMD TIME SPEND ON HIDDENBROOKE PHASE III - THE GROVE	07/08/2008	JEANINE PERASSO-KAC	1.00	
			13.00			
			1.00			
			1.00			
255646	YORKST	TIME SPENT ON NON LMD WORK AT VALLEJO TRANSIT HUB	07/24/2008	DONALD BURTON	5.00	
			07/24/2008	JEANINE PERASSO-KAC	1.00	
			08/04/2008	DONALD BURTON	4.00	
			08/04/2008	JEANINE PERASSO-KAC	1.00	
			11.00			
255647	MI MARE ISLAND	TIME SPENT ON NON LMD WORK AT TOURO CANCER CENTER	08/08/2008	DONALD BURTON	3.00	
			08/12/2008	DONALD BURTON	4.00	
			08/14/2008	JEANINE PERASSO-KAC	3.00	
			10.00			
256779	MI GST	TIME SPENT ON NON LMD WORK ON G STREET (MARE ISLAND)	08/07/2008	DONALD BURTON	2.00	
			2.00			
Grand Totals:					316.50	

DECLARATION OF ROBERT V. STOUT

1
2 1. I, Robert V. Stout, declare that I am the Finance Director for the City
3 of Vallejo, and have been so at all relevant times for the purposes of this
4 Declaration.

5 2. In my capacity as Finance Director, I am responsible, among other
6 things, for overseeing that the City's Landscape Maintenance Administration
7 Fund is reimbursed on an ongoing basis, presently quarterly, from the General
8 Fund for expenses the LMD Fund "advanced" the General Fund in the form of LMD
9 inspector work that did not benefit the LMD program.

10 3. On October 20, 2008 my Department caused a transfer from the General
11 Fund of \$18,788.64 to the LMD Fund. The purpose of this was to make the
12 reimbursement described above. Further evidence of this transfer is contained
13 in the documentation that will be placed before the City Council on November
14 18, 2008 referring to the transfer, and giving background as to how it was
15 calculated. I am informed and believe that this amount reflects the time,
16 overhead and related expenses of the City's LMD inspectors during the
17 previous quarter working on all projects other than those that contribute to
18 the LMD Administrative Account.

19 Under penalty of perjury, I declare that the foregoing is true and
20 Correct and that this Declaration was executed on November 18, 2008, in
21 Vallejo, California.



Robert V. Stout
Finance Director
City of Vallejo



CITY OF VALLEJO

Agenda Item No.

COUNCIL COMMUNICATION**Date:** November 18, 2008

TO: Mayor and Members of the City Council

FROM: Craig Whittom, Assistant City Manager/Community Development *CW*
Robert V. Stout, Finance Director *RS*
Melinda Nestlerode, Acting Housing and Community Development
Manager *MN*

SUBJECT: CONSIDERATION OF A RESOLUTION: (1) ALLOCATING \$2,857,861
IN FISCAL YEAR (FY) 2008/2009 FEDERAL NEIGHBORHOOD
STABILIZATION PROGRAM (NSP) FUNDS, AND (2) APPROVING
SUBSTANTIAL AMENDMENT TO FY 2008/2009 FEDERAL ACTION
PLAN

BACKGROUND AND DISCUSSION

On May 13, 2008 the City Council adopted a FY 2008/2009 Action Plan regarding the allocation of Federal Community Development Block Grant (CDBG) Program funds the City receives from the U. S. Department of Housing and Urban Development (HUD).

On September 26, 2008 the City learned that it is eligible to receive a supplemental allocation of \$2,657,861 in CDBG Program funds through HUD's new Neighborhood Stabilization Program (NSP). These funds are intended, in part, to assist the City to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within the community.

In order to receive these funds, the City must submit an NSP Application to HUD not later than December 1, 2008.

The City's draft Substantial Amendment is shown at Attachment "B". On November 6, 2008, at a special meeting, the Vallejo Community Development Commission (CDC) held a public hearing to receive comments on the proposed Substantial Amendment. After receiving public comments, the CDC voted unanimously, 6-0-0, to recommend to the City council that it approve the Substantial Amendment described in Attachment "B".

Eligible Uses of NSP Funds

Section 2301 of the Housing and Economic Recovery Act of 2008, passed in July 2008, allocates funding to States and local governments for emergency assistance with redeveloping abandoned and foreclosed homes. The eligible uses of funds under this statute are the following:

“...establish financing mechanisms for purchase and redevelopment of foreclosed-upon homes and residential properties, including such mechanisms as soft-seconds, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers; purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties; establish land banks for homes that have been foreclosed upon; and demolish blighted structures.”

NSP Income Targeting

A key NSP requirement is that at least 25 percent of Vallejo’s NSP funds must be used for the purchase and rehabilitation of abandoned or foreclosed homes or residential properties that will be used to house individuals or families that are very low-income, i. e., at 50 percent or below the area median income, (AMI). In addition, unlike the regular CDBG Program, NSP funds may be used to assist persons at up to 120% of the area median income. Through the City’s existing CDBG Program, households may be assisted who are at no more than 80 percent of the area median income.

Acquisition and Resale

The Neighborhood Stabilization Program requires that foreclosed-upon properties that are acquired with these funds must be purchased at a discount of at least five percent per individual property, or at least fifteen percent in the aggregate, i. e., for all properties acquired. If the City develops and documents a methodology which factors in carrying costs and the estimated holding period for a property, the discount may be ten percent in the aggregate.

After an NSP-assisted rehabilitation of a property, the sales price of the home to a new buyer must be at below the cost of acquisition and rehabilitation. Sales and closing costs may be included in the resale price.

Program Income

This program requires the City to use any program income (revenue) it receives through NSP activities first, i. e., before drawing NSP funds from the U. S. Treasury. Program
K:\CityWide\PUBLIC\I\VHA and CD Division staff reports\CC111808staffreport NSP.doc

income received as a result of NSP projects and activities may be retained by the City with HUD approval for another NSP activity.

Areas of Greatest Need

HUD requires that NSP funds be distributed to the areas of greatest need in the community, including those with the greatest percentage of home foreclosures, the highest percentage of homes financed by a subprime mortgage related loan, and identified by the City as likely to face a significant rise in the rate of home foreclosures. The City may also consider other need categories.

Based on the most recent data available to the City, the North Vallejo and Central Vallejo areas, which also include the Country Club Crest and Central City CDBG Target Area neighborhoods, respectively, have among the highest rates of foreclosures and subprime mortgage loans in Vallejo, and are likely to see high rates of home foreclosures for the foreseeable future.

Commitment and Expenditure Requirements

The Act requires NSP funds to be obligated within eighteen months, and fully expended within four years, from the date HUD executes the City's NSP Funding Agreement. HUD is expected to approve and execute Vallejo's NSP Agreement by January, 2009. If the deadline for the obligation of NSP funds is not met, HUD will recapture these funds from the City.

Program Administration

Ten percent of the City's NSP funds (grant funds and program income received) may be used for general administration and planning activities as defined in the CDBG Program regulations. Based on the City's NSP allocation, the maximum allocation allowed for administering the program would be \$285,786, (ten percent of \$2,857,861, the grant amount of \$2,657,861 and estimated program income of \$200,000), which staff recommends be expended during the next four fiscal years. Staff anticipates a need to hire an additional staff person or contract for services to assist with meeting NSP administrative requirements, (contract administration, financial and program reporting to HUD, completing environmental reviews, public information, etc.). In addition, the Neighborhood Stabilization Program will rely on services from other City Departments, (Finance, Human Resources, Information Technology, etc.), which these funds can be used to pay for, pursuant to a cost allocation methodology which meets Federal requirements. The Finance Department will include this program in its next Federal Office of Management and Budget (OMB)-compliant Cost Allocation Plan, and estimates the City-wide cost allocation to NSP at approximately \$10,000 per year, over the next four years.

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Potential NSP Partners

Vallejo Neighborhood Housing Services, Inc. (VNHS) – For several years, VNHS has received Federal CDBG and HOME Program funds from the City to provide various affordable housing programs and services to low- and moderate-income households in Vallejo, including housing rehabilitation loans, house paint grants, homebuyer education, housing counseling, homebuyer assistance, and new housing (in-fill) development. VNHS has also acquired and redeveloped housing for affordable homeownership, including in Target Area neighborhoods.

Federal National Mortgage Association (Fannie Mae) – Staff has recently discussed with officials at Fannie Mae the possibility of the acquisition of real-estate owned properties (REO's) in Vallejo that are now held by Fannie Mae as a result of foreclosure. For several decades, Fannie Mae has purchased and securitized home mortgages.

Community Land Trust (CLT) – The City has engaged a consultant to complete a study regarding the feasibility of establishing a Community Land Trust in Vallejo. A CLT is intended to provide permanently affordable homeownership or lease-to-own housing for low- and moderate-income households. A CLT retains ownership of the land beneath the homes acquired, renovated, or sold to the homebuyers who purchase the structures. A ground lease between the CLT and the buyer, which typically runs for 99 years and is both renewable and inheritable, contains durable controls on resale in order to maintain affordability, in exchange for homeownership at below-market prices.

The CLT study is expected to be completed in January, 2009. If a CLT is deemed viable and can be created within eighteen months of the City's receipt of NSP funds, (or by or before approximately June 30, 2010), the City may wish to provide NSP funds to the CLT, e. g., to provide homebuyer financing after the City, or VNHS on its behalf, acquires and renovates homes.

RECOMMENDATION

Staff recommends the City Council adopt a resolution (Attachment "A") approving the following allocation of NSP funds:

Proposed NSP Strategy

1. Acquisition/Rehabilitation for Rental Housing – The CDC and staff recommend that **\$714,465** be used for the acquisition and substantial rehabilitation of at least four
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foreclosed-upon homes of two bedrooms or more that will be sold to investors who will agree to rent them to households at 50 percent AMI or below on a continued affordable basis, (an NSP requirement). Continued affordability will be defined by the City as either: (1) 55 years, through a recorded affordability covenant. Substantial rehabilitation of homes, defined as at least \$53,000 in today's dollars, with the 55-year affordability period, will assist the Vallejo Redevelopment Agency in complying with the terms of the Buchongo Settlement Agreement, or (2) an affordability period in compliance with Federal HOME Program standards, typically of not less than fifteen years.

2. Acquisition/Rehabilitation for Ownership Housing - The CDC and staff propose an allocation of **\$782,362** for the acquisition and rehabilitation of up to five homes for eventual ownership by households at 51 to 120% AMI. The City will ensure continued affordability either in perpetuity through a Community Land Trust, or by adherence to HOME Program affordability period requirements. NSP requires the City to use, at a minimum, the HOME Program standards.

3. Homebuyer Financing – The Commission and staff propose that **\$1,075,248** be allocated for homebuyer financing to at least five households at 51 to 120 percent AMI, either through a CLT, or down payment assistance loans and closing cost grants, to own or lease-to-own the foreclosed-upon homes that are acquired and rehabilitated.

4. Project Delivery – Project delivery (staff) costs are eligible under NSP for the implementation of activities by VNHS, a CLT, or the City directly. Staff's recommendation is to leverage other entities that can quickly use these funds and delivery NSP services and activities, rather than creating a City infrastructure for the acquisition, rehabilitation, and resale of residential properties.

Staff will either issue a Request for Proposals (RFP), or negotiate with VNHS regarding amending its current Agreement, to execute the items 1 – 3 above. Staff expects to return to the City Council by or before March 31, 2009 with formal Agreements regarding project delivery.

5. Program Administration – The CDC and staff recommend the City approve budget authority for the maximum amount allowed (ten percent) to comply with NSP administrative requirements.

Summary of Proposed NSP Allocation

<u>Sources</u>	<u>Amount</u>
NSP Grant	\$2,657,861
Estimated NSP Program Income	+ 200,000
TOTAL	\$2,857,861

Uses

Acqu./Rehab., Very Low-income (VLI) Rental	\$615,965
Project Delivery, VLI Rental	<u>+ 98,500</u> (16%)
Subtotal, Acqu./Rehab, VLI Rental	\$714,465

Acqu./Rehab., 51-120% AMI Owner	\$675,000
Project Delivery, 51-120% AMI Owner	<u>+107,362</u> (16%)
Subtotal, Acqu./Rehab., 51- 120% AMI	\$782,362

Homebuyer Financing, (51-120% AMI)

Example:

Lending Capital/Down Payment Assistance	\$823,861
Closing Cost Grants	145,387
Project Delivery, Homebuyer Financing	<u>+106,000</u> (11%)
Subtotal, Homebuyer Financing	\$1,075,248

Program Administration	\$285,786
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TOTAL	\$2,857,861
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Fiscal Impact

The net effect of the recommendation is to allocate \$2,857,861 in additional FY 2008/2009 CDBG Program funds through the Neighborhood Stabilization Program to address the residential foreclosure crisis in Vallejo.

ALTERNATIVES CONSIDERED

The City benefits from its use of Federal CDBG Program funds. These funds are available to address a critical need in Vallejo, the redevelopment of foreclosed and abandoned homes. Therefore, no other alternatives were considered.

ENVIRONMENTAL REVIEW

There is no environmental impact associated with this action.

CITY COUNCIL AREA OF FOCUS

The proposed action is required pursuant to Federal grant guidelines. The program is consistent with Area of Focus #3 – Improve Quality of Life.

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PROPOSED ACTION

Adopt the enclosed resolution allocating NSP funds, and approving the Substantial Amendment.

DOCUMENTS ATTACHED

Attachment "A" – Resolution

Attachment "B" - FY 2008/2009 Proposed Substantial Amendment

Attachment "C" - Public Notice Mailing List

PREPARED BY/CONTACT:

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

Melinda Nestlerode, Acting Housing and Community Development Manager, (707) 648-4408, or mnestlerode@ci.vallejo.ca.us.

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

RESOLUTION NO. 08- N. C.

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

THAT WHEREAS, the City of Vallejo may apply for a supplemental allocation of \$2,657,861 in Federal Community Development Block Grant (CDBG) Program funds from the U. S. Department of Housing and Urban Development (HUD) in Fiscal Year (FY) 2008/2009 through HUD's new Neighborhood Stabilization Program (NSP).

WHEREAS, these funds are intended to assist the City of Vallejo to acquire and redevelop foreclosed and abandoned properties to house individuals and families who are at up to 120 percent of the area median income.

WHEREAS, in order for the City of Vallejo to receive these additional funds, the FY 2008/2009 Action Plan must be substantially amended, and the City must submit an NSP Application to HUD not later than December 1, 2008.

WHEREAS, on November 6, 2008, at a special meeting, the Vallejo Community Development Commission held a public hearing to receive comments on the proposed Substantial Amendment.

WHEREAS, after receiving public comments, on November 6, 2008, the Community Development Commission voted unanimously, 6-0-0, to recommend to the City Council that it approve the Substantial Amendment as presented.

NOW THEREFORE BE IT RESOLVED that the City Council hereby approves the City's Substantial Amendment to the FY 2008/2009 Action Plan as described in the attached staff report and in Attachment "B" of that staff report; and

BE IT FURTHER RESOLVED that notwithstanding any provision of the award of funds as described in the attached staff report, the City Council by this action acknowledges that these allocations do not constitute a commitment of funds or project site approvals, and that such commitment of funds or approvals may occur only upon satisfactory completion of environmental reviews and receipt by the City as applicable of a release of funds from HUD under 24 CFR Part 58; and

BE IT FURTHER RESOLVED that the provision of any NSP funds as described in the attached staff report is conditioned on the City's determination to proceed with, modify, or cancel any project or activity based on the results of a subsequent environmental review; and

BE IT FURTHER RESOLVED that notwithstanding the reservation of funds as described in the attached staff report, the City, and any subrecipients and contractors of

the City receiving NSP funds, will not undertake or commit any funds to physical or choice-limiting actions, including property acquisition, demolition, movement, rehabilitation, conversion, repair or construction prior to environmental clearance, and that the violation of this provision may result in the denial of the use of any NSP funds by the City or by HUD under the FY 2008/2009 NSP grant; and

BE IT FURTHER RESOLVED that the City Manager, or his designee, the Assistant City Manager/Community Development, are hereby authorized to prepare and submit the City's FY 2008/2009 Action Plan NSP Substantial Amendment, and any related applications or documents, and any amendments or corrections to such applications and documents, to HUD; and

BE IT FURTHER RESOLVED that the City Manager, or his designee, are hereby authorized to make minor adjustments and revisions as appropriate to this allocation in the event that NSP funds provided to the City of Vallejo are revised by HUD; and

BE IT FURTHER RESOLVED that the City Manager, or his designee, are hereby authorized to execute, and the City Clerk to attest to, amendments, as applicable, to the FY 2008/2009 Agreement between the City of Vallejo and Vallejo Neighborhood Housing Services, inc. (VNHS).

**PUBLIC NOTICE
CITY OF VALLEJO
NOTICE OF PUBLIC HEARING:
PROPOSED SUBSTANTIAL AMENDMENT TO FISCAL YEAR (FY) 2008/2009
ACTION PLAN**

On May 13, 2008 the City of Vallejo adopted its Action Plan for FY 2008/2009. This Plan primarily includes the allocation of Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds, which the City receives on an annual basis from the U. S. Department of Housing and Urban Development (HUD).

On September 26, 2008 the City learned that it is eligible to receive a supplemental allocation of \$2,657,861 in CDBG Program funds through HUD's new Neighborhood Stabilization Program (NSP). This program is authorized under Title III of the Housing and Economic Recovery Act of 2008, signed on July 30, 2008 which, in part, is intended to assist state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within the community. NSP will provide emergency assistance in the form of grants to every state and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes.

In order to receive these funds, the City must submit an NSP Application to HUD not later than December 1, 2008.

On November 6, 2008 after 7:30 p. m. the City of Vallejo Community Development Commission will hold a public hearing on this item during a special meeting of the Commission at the Mare Island Conference Center.

A copy of the draft Substantial Amendment, as recommended by staff, including the proposed use of NSP funds, is available for public review at the following locations:

Housing and Community Development Division
200 Georgia Street

The City's Web Page at: <http://www.ci.vallejo.ca.us/>
(for Internet access, you may go to
John F. Kennedy Library, 505 Santa Clara Street)

Written comments on the proposed Action Plan Substantial Amendment may also be submitted until 4:00 p. m. (PST) on November 10, 2008 to: Guy L. Ricca, Senior Community Development Analyst, P. O. Box 1432, 200 Georgia Street, Vallejo, CA 94590, Tel: (707) 648-4395. E-mail: gricca@ci.vallejo.ca.us,

The proposed Action Plan Substantial Amendment is scheduled to be considered by the Vallejo City Council on November 18, 2008.

If you have any questions concerning this public notice, please call the Housing and Community Development Division at (707) 648-4507.

The City of Vallejo provides its programs and services in a non-discriminatory manner, and is an Equal Opportunity Employer. The City of Vallejo also encourages women and minority-owned businesses to submit bids and proposals for Community Development Block Grant (CDBG) and HOME Program contracts. For further information, contact the Housing and Community Development Division at (707) 648-4507. For further information on this public notice, the hearing-impaired may call the California Relay Service at 1-800-735-2922 without a TTY/TDD, or 1-800-735-2929 with a TTY/TDD.

THE NSP SUBSTANTIAL AMENDMENT

Jurisdiction(s): City of Vallejo <i>(identify lead entity in case of joint agreements)</i>			NSP Contact Person: Guy L. Ricca Address: P. O. Box 1432, Vallejo, CA 94590 Telephone: 707/648-4395 Fax: 707/648-5249 Email: gricca@ci.vallejo.ca.us
Jurisdiction http://www.ci.vallejo.ca.us/ <i>(URL where NSP Substantial Amendment materials are posted)</i>	Web 	Address: 	

A. AREAS OF GREATEST NEED

Provide summary needs data identifying the geographic areas of greatest need in the grantee’s jurisdiction.

Note: An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program; States must include the needs of communities receiving their own NSP allocation. To include the needs of an entitlement community, the State may either incorporate an entitlement jurisdiction’s Consolidated Plan and NSP needs by reference and hyperlink on the Internet, or state the needs for that jurisdiction in the State’s own Plan. The lead entity for a joint program may likewise incorporate the Consolidated Plan and needs of other participating entitlement jurisdictions’ Consolidated Plans by reference and hyperlink or state the needs for each jurisdiction in the lead entity’s own Plan.

HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Grantees may wish to consult this data [LINK – to HUD USER data], in developing this Section of the Substantial Amendment.

Response:

The Consolidated Plan is a five-year planning document required by the U. S. Department of Housing and Urban Development (HUD), in order for the City of Vallejo to receive Federal housing and community development funds. The City’s current Plan was approved by the City Council in April, 2005. The Plan includes the period beginning July 1, 2005 and ending June 30, 2010. The Plan is available on the City’s web site at <http://www.ci.vallejo.ca.us/>.

The existing Consolidated Plan has established the following groups as the most in need of assistance, i. e., “priority number one”: very low-income renters, very low- and low-income existing homeowners, homeless persons, and non-homeless persons with special needs. The Plan has established very low- and low-income first time homebuyers as the second highest priority group.

The Consolidated Plan documents, in detail, housing and community development needs. The Plan includes characteristics of the housing market and the existing housing stock; an assessment of affordable housing needs; and the resources available to address those needs.

The Needs Assessment and Analysis section of the Plan includes several findings, some of which are referenced below. The sources of these findings are primarily from special tabulations of U. S. Census data provided by HUD, and from the Housing Element of the City's General Plan.

Consolidated Plan Findings: (1) There are over 5,400 very low-income households in the City experiencing a housing problem, (in the majority of cases, one of affordability). Special needs populations are also in need of supportive housing with supportive services, i. e., persons with HIV/AIDS, severe mental illness, or substance abuse addictions. (2) The need for homeownership by very low- and low-income renters in the community appears to be high. There are also an estimated 1,939 housing units in Vallejo in need of substantial rehabilitation. (3) There is a need for curb ramps throughout Vallejo, and for basic public and facility improvements (curbs, gutters, and sidewalks) in Federal Community Development Block Grant (CDBG) Program Target Area neighborhoods.

Targeting of CDBG Program Funds for Neighborhood Preservation: In 2007, the City Council allocated CDBG Program funds for the preservation and revitalization of the City Park neighborhood (inclusive of the Park) in the Central City Target Area in FY 2007/2008, and the Country Club Crest Target Area neighborhood in North Vallejo in the current Fiscal Year, 2008/2009. Activities that are planned and in some cases, have been completed, include code enforcement, public and facility improvements, and recreational programs.

The City has established three additional CDBG Program Target Area neighborhoods: Eastern City, South Vallejo, and Vallejo Heights. Neighborhood Preservation projects may be implemented in one or more of these three Areas in future CDBG Program funding cycles.

Foreclosures and Abandonment of Residential Properties in Vallejo: As of October 17, 2008, there were 513 active single family residences in foreclosure and 69 condominiums in active foreclosure, in Vallejo. Thirty-one percent of these foreclosures were in the North Vallejo area, and twenty-one percent were in Central Vallejo. North Vallejo consists of a relatively small geographic area within the jurisdiction.

Based on HUD's data for the six quarters prior to June 30, 2008, the local foreclosure rate in the City of Vallejo was at 9.7%, with a local abandonment risk rated as "low", as compared to a State-wide foreclosure rate of 6.7%.

According to a report issued by the Consumer Federation of America in January 2008, in 2006 more than a third (38.9%) of the home purchase borrowers in the Vallejo-Fairfield, California area utilized subprime loans, i. e., with an adjustable rate mortgage (ARM) that reset to higher interest rates after the first two years, or in 2008. In addition, almost two-thirds (64.4%) of the home mortgages purchased in Vallejo-Fairfield in 2006 were subprime loans which also utilized a second “piggyback” loan on top of a primary, first lien mortgage. (Piggyback loans combine a primary mortgage loan with a second lien home equity loan, allowing borrowers to finance more than 80 percent of the home’s value without private mortgage insurance.) Given the figures cited above, and given the higher rate of foreclosures in North Vallejo (which includes the Country Club Crest neighborhood), and Central City, staff estimates these two areas likely represent significantly higher rates of homes purchased through subprime lending, and are likely to see a significant rise in the rate of home foreclosures for the foreseeable future.

B. DISTRIBUTION AND USES OF FUNDS

Provide a narrative describing how the distribution and uses of the grantee’s NSP funds will meet the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. *Note:* The grantee’s narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

Response:

The City proposes to distribute its NSP funds for acquisition and rehabilitation of foreclosed properties, and new homebuyer financing, in the following priority order: (1) within the North Vallejo area, as shown in Area D0106 on the Multiple Listing Service (MLS) Map published by the Solano Association of Realtors (SAR); and (2) in Central Vallejo, Area D0104 on the SAR MLS Map. For more information, refer to previous Response, in “A. Areas of Greatest Need.” Funds will also be used for costs associated for meeting the administrative requirements of NSP.

C. DEFINITIONS AND DESCRIPTIONS

(1) Definition of “blighted structure” in context of state or local law.

Response:

The City has adopted the definition of “blighted structure” found in California Health and Safety Code Section 17920.3, (refer to Exhibit “A”).

(2) Definition of “affordable rents.” *Note:* Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program –specific requirements such as continued affordability.

Response:

“Affordable rent” is defined by the City of Vallejo as a housing unit of two bedrooms that a family of four persons is able to rent for no more than 30 percent of their gross income.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

Using funds from the Housing Authority, in the fall of 2008 the City hired a consultant to complete a feasibility study and analysis for the establishment of a Community Land Trust (CLT). This analysis is anticipated to be completed in January, 2009. If the City deems that a CLT is viable, the City will pursue the creation of a CLT during 2009. Once a CLT is established, the City will use the CLT to ensure continued affordability for NSP-assisted housing. The CLT is intended to be primarily a vehicle for permanently affordable homeownership or, as a second option, lease-to-own homeownership through a CLT. To that end, NSP funds may be used as gap financing in order to lower the for-sale price of vacant, foreclosed-upon, or abandoned homes, that the City would acquire and renovate, so that they would be affordable to low- and moderate-income buyers. The CLT would then retain ownership of the land beneath the homes acquired, renovated, and sold, and would lease the land to the buyers who eventually purchase the homes. A ground lease, which would run for 99 years and would be both renewable and inheritable, would contain durable controls on resale in order to maintain affordability, in exchange for homeownership at below-market prices. CLT homeowners would agree to limit the price at which they might resell their homes. Homes brought into a CLT would be affordable in perpetuity.

For resale-restricted homeownership housing that NSP or other funds may subsidize, a CLT would manage resales, and as such would monitor and enforce the continued affordability of CLT homes, the preservation of these homes in safe, decent, and habitable condition, and the income eligibility of future buyers.

If a CLT is not found to be feasible, or cannot be established within eighteen months of the City’s receipt of its NSP funds, (or by or before approximately June 30, 2010), the City will ensure continued affordability through the following alternative methods, in this order of preference: deed-restricted homes; or homebuyer loans with an affordability period pursuant to the Federal HOME Investment Partnerships Program standards at 24 CFR 92.252(a), (c), (e), and (f), and 92.254.

(4) Describe housing rehabilitation standards that will apply to NSP-assisted activities.

Response:

NSP-assisted housing rehabilitation that is completed will, as a first priority, address and eliminate any and all foreclosed-upon property conditions that exist that cause the assisted property to be considered by the City or its agents to qualify as a “blighted structure” as defined in California Health and Safety Code Section 17920.3.

D. LOW INCOME TARGETING

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: **\$714,465.**

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

Residents of homes renovated and subsidized for sale by a CLT, or alternative non-profit housing organization pursuant to an Agreement with the City, will meet income eligibility criteria. A CLT would in all likelihood primarily serve homebuyers with incomes at 51 to 80 percent of the median family income. However, at least 25 percent of NSP-assisted households will have incomes below 50 percent of the median family income; it is anticipated that some of the individuals and families in this income group will be participants in the Housing Authority’s Housing Choice Voucher Program who will either rent, or move into homeownership.

For those persons housed with incomes at 50 percent or below the median family income, a first priority will be placed on substantial rehabilitation of housing units of two bedrooms or more that would remain affordable for 55 years, in order to assist the Redevelopment Agency in complying with the terms of the Buchongo Settlement Agreement.

E. ACQUISITIONS AND RELOCATION

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80 percent of area median income).

If so, include:

- The number of low- and moderate-income dwelling units—i.e., ≤ 80 percent of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.
- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120 percent of area median income—reasonably expected to be produced by activity and income level as provided for

in HUD's Disaster Recovery Grant Reporting (DRGR) System, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).

- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

Not applicable.

F. PUBLIC COMMENT

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Response:

On November 6, 2008 the City of Vallejo Community Development Commission held a public hearing to receive comments on the draft Substantial Amendment, which included the proposed use of NSP funds as recommended by staff. The following persons spoke:

- 1. Claudia Humphrey, Lift 3 Support Group, commented that survivors of domestic violence need a continuum of care, including transitional housing, after going through a crisis. She stated that foreclosed-upon properties acquired and renovated by the City with NSP funds could be used to house women who have been victims of domestic violence, and their children.**
- 2. Carol Hardy, Vallejo Neighborhood Housing Services (VNHS), stated that agency's support for the City's application for NSP funds and staff's proposed use. She also indicated that very low-income families may be eligible for homeownership.**
- 3. John Allen, Fighting Back Partnership, stated an interest in partnering NSP with its Parolee Re-entry Program. He stated that parolees need employment and housing, He proposed a transitional housing living environment or parolees in the country Club Crest, and indicated that parolees could be hired to help rehabilitate acquired homes.**
- 4. Elvie DeLeon, Global Center for Success, stated that transitional and permanent housing was needed for homeless clients who are leaving emergency shelter.**
- 5. Tony Pearsall, Fighting Back Partnership, spoke in favor of NSP funds being used in partnership with the Parolee Re-entry Program.**

This item is scheduled for Vallejo City Council approval on November 18, 2008, at which time the Commission and staff's allocation recommendations will be presented. Written comments on the proposed Action Plan Substantial Amendment were also invited beginning October 27, 2008 through November 10, 2008. Two written comments were received, (refer to Exhibit "B"): (i) a letter dated November

4, 2008 from Vallejo Neighborhood Housing Services; and (ii) a letter dated November 6, 2008 from Fannie Mae.

The Commission voted unanimously, 6-0-0, to recommend the draft Substantial Amendment to the City Council as presented by staff.

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

(1) Activity Name: **1. Program Administration**

(2) Activity Type: (Include NSP-eligible use and CDBG-eligible activity)

NSP: Federal Register dated 10/6/08, Part III, Department of Housing and Urban Development, "Notice of Allocations, Application Procedures, Regulatory Waivers Granted to and Alternative Requirements for Emergency Assistance for Redevelopment of Abandoned and Foreclosed Homes Grantees Under the Housing and Economic Recovery Act, 2008; Notice", Section H., Eligibility and Allowable Costs.

CDBG: 24 CFR 570.205 and 206.

(3) National Objective: (Must be a national objective benefiting low, moderate, and middle income persons, as defined in the NSP Notice—i.e., ≤ 120 percent of area median income).

Not applicable.

(4) Projected Start Date:

1/1/09

(

5) Projected End Date:

12/31/12

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

City of Vallejo, 200 Georgia Street, Vallejo, CA 94590, attention: Guy L. Ricca, Senior Community Development Analyst

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Not applicable.

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50 percent of area median income.

NSP general management, oversight, coordination, and public information.

For housing related activities, include:

- tenure of beneficiaries--rental or homeownership;
- duration or term of assistance;
- a description of how the design of the activity will ensure continued affordability.

For acquisition activities, include:

- discount rate

For financing activities, include:

- range of interest rates

I. Total Budget: (Include public and private components) **\$285,786**

J. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): **Not applicable.**

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

(1) **Activity Name:** **2. Acquisition/Rehabilitation of Foreclosed-upon Residential Properties for Homeownership**

(2) **Activity Type:** (include NSP eligible use & CDBG eligible activity)

NSP: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed-upon, in order to renovate and sell such homes and properties for owner-occupancy. (2301C(3)(b)).

CDBG: Acquisition, disposition, and eligible rehabilitation and preservation activities for homes and other residential properties. (24 CFR 570.201(a), (b), and 570.202).

(3) **National Objective:** (Must be a national objective benefiting low, moderate, and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).

Housing assisted with NSP funds will provide permanent housing to moderate- and middle-income persons. (24 CFR 570.208(a)).

(4) **Projected Start Date:**

1/1/09

(5) **Projected End Date:**

12/31/12

(6) **Responsible Organization:** (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

City of Vallejo, 200 Georgia Street, Vallejo, CA 94590, attention: Guy L. Ricca, Senior Community Development Analyst

Subrecipient: Vallejo Neighborhood Housing Services, Inc. (VNHS), 610 Lemon Street, Vallejo, CA 94590, attention: Carol Hardy, Interim Executive Director

(7) **Location Description:** (Description may include specific addresses, blocks or neighborhoods to the extent known.)

The City and its subrecipient agency will target this activity within, as a first priority, the North Vallejo area, which includes the Country Club Crest CDBG Target Area neighborhood, and as a second priority, if any funds are remaining, in Central Vallejo, inclusive of the Central City CDBG Target Area neighborhood.

(8) **Activity Description:**

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity

will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- tenure of beneficiaries--rental or homeownership;
- duration or term of assistance;
- a description of how the design of the activity will ensure continued affordability.

For acquisition activities, include:

- discount rate

For financing activities, include:

- range of interest rates

As noted above, this activity will be located, as a first priority, in North Vallejo, which includes the Country Club Crest CDBG Target Area neighborhood, and funds permitting, Central Vallejo as a second priority area, which includes the Central City CDBG Target Area neighborhood. North Vallejo is an area of need due to its high number of foreclosures and subprime mortgage loans. The City of Vallejo will provide funds to VNHS, Inc. for the acquisition, rehabilitation, and redevelopment of foreclosed-upon residential properties (which shall include related eligible project delivery costs) that will later house homebuyers at 51 to 120 percent of the area median income. This funding allocation will be evidenced by an amendment to the FY 2008/2009 Agreement between the City and VNHS which will ensure that VNHS complies with the discount rate acquisition requirements and completes any necessary renovations to each property to bring each home up to the City's habitability standards within a reasonable timeframe. The discount rate per property will be equal to at least five percent or, in the aggregate for all homes that are part of this activity equal to at least ten percent or fifteen percent, depending on the method used to determine the discount. The discounted price shall be supported by an appraisal meeting NSP requirements.

NSP funds provided for acquisition will be disbursed at closing and the City will establish a process for disbursing remaining funds for work as completed.

As an alternative, the City may acquire Real Estate-Owned homes (REO's) in Vallejo directly from Fannie Mae.

The City is in the process of determining the feasibility of establishing a CLT in Vallejo. A study will be completed by a consultant in early 2009, and the City may pursue the creation of a CLT during 2009. If a CLT is established, the City will use the CLT to ensure continued affordability for NSP-assisted housing, through a 99-year ground lease.

If a CLT is not deemed feasible, or cannot be established within eighteen months of the City's receipt of NSP funds, (or by or before approximately June 30, 2010), the City will ensure continued affordability through the following alternative methods,

in this order of preference: deed-restricted homes; or homebuyer loans with an affordability period pursuant to HOME Program standards.

I. Total Budget: (Include public and private components) \$782,362

J. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): **Four to five housing units will be acquired and rehabilitated to house homebuyers at 51 to 120 percent of the area median income, at least three of which be for homebuyers at 51 to 80 percent of the area median income.**

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

(1) Activity Name: **3. Acquisition/Rehabilitation of Foreclosed-upon Residential Properties for Rental Housing**

(2) Activity Type: (include NSP eligible use & CDBG eligible activity)

NSP: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed-upon, in order to renovate and sell such homes and properties either to investors or to the Vallejo Housing Authority to provide as rental property to low-income households, (2301C(3)(b)); establish finance mechanisms for purchase and redevelopment of foreclosed-upon homes and residential properties, (2301C(3)(a)).

CDBG: Acquisition, disposition, and eligible rehabilitation and preservation activities for homes and other residential properties. (24 CFR 570.201(a), (b), and 570.202).

(3) National Objective: (Must be a national objective benefiting low, moderate, and middle income persons, as defined in the NSP Notice—i.e., $\leq 120\%$ of area median income).

Housing assisted with NSP funds will provide permanent rental housing to low-income persons. (24 CFR 570.208(a)).

(4) Projected Start Date:

1/1/09

(5) Projected End Date:

12/31/12

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

City of Vallejo, 200 Georgia Street, Vallejo, CA 94590, attention: Guy L. Ricca, Senior Community Development Analyst

Subrecipient: Vallejo Neighborhood Housing Services, Inc. (VNHS), 610 Lemon Street, Vallejo, CA 94590, attention: Carol Hardy, Interim Executive Director

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

The City and its subrecipient agency will target this activity within, as a first priority, the North Vallejo area, which includes the Country Club Crest CDBG Target Area neighborhood, and as a second priority, if any funds are remaining, in Central Vallejo, inclusive of the Central City CDBG Target Area neighborhood.

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- tenure of beneficiaries--rental or homeownership;
- duration or term of assistance;
- a description of how the design of the activity will ensure continued affordability.

For acquisition activities, include:

- discount rate

For financing activities, include:

- range of interest rates

As noted above, this activity will be located, as a first priority, in North Vallejo, which includes the Country Club Crest CDBG Target Area neighborhood, and funds permitting, Central Vallejo as a second priority area, which includes the Central City CDBG Target Area neighborhood. North Vallejo is an area of need due to its high number of foreclosures and subprime mortgage loans. The City of Vallejo will provide funds to VNHS, Inc. for the acquisition, rehabilitation, and redevelopment of foreclosed-upon residential properties (which shall include related eligible project delivery costs) that will later be sold to investors to rent to households at 0 to 50 percent of the area median income, or to the Vallejo Housing Authority to own and manage. This funding allocation will be evidenced by an amendment to the FY 2008/2009 Agreement between the City and VNHS which will ensure that VNHS complies with the discount rate acquisition requirements and completes any necessary renovations to each property to bring each home up to the City's habitability standards within a reasonable timeframe. The discount rate per property will be equal to at least five percent or, in the aggregate for all homes that are part of this activity equal to at least ten percent or fifteen percent, depending on the method used to determine the discount. The discounted price shall be supported by an appraisal meeting NSP requirements.

NSP funds provided for acquisition will be disbursed at closing and the City will establish a process for disbursing remaining funds for work as completed.

As an alternative, the City may acquire REO's directly in Vallejo held by Fannie Mae.

The City will ensure continued affordability of NSP-assisted housing units by either, in this order of preference, (1) recording an affordability covenant (deed restriction) in compliance with the terms of the Buchongo Settlement Agreement, as follows: rental properties will be substantially rehabilitated, be of two bedrooms or more,

and will remain affordable for 55 years to low-income households, pursuant to State Redevelopment Law, or (2) an affordability period pursuant to HOME Program standards as they would apply to homebuyer assistance at 24 CFR 92.252(a), (c), (e), and (f), and 92.254.

I. Total Budget: (Include public and private components) \$714,465

J. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): **At least four housing units will be acquired and rehabilitated to rent to households at 0 to 50 percent of the area median income.**

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

(1) Activity Name: **4. Homebuyer Financing**

(2) Activity Type: (include NSP eligible use & CDBG eligible activity)

NSP: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed-upon, in order to renovate and sell such homes and properties for owner-occupancy or lease-to-own by families and households at 51 to 120 percent of area of the median income, (2301C(3)(b)); establish finance mechanisms for purchase and redevelopment of foreclosed-upon homes and residential properties, (2301C(3)(a)).

CDBG: Homeownership assistance, including homebuyer training, (24 CFR 570.201(n)).

(3) National Objective: (Must be a national objective benefiting low, moderate, and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).

Housing assisted with NSP funds will provide permanent housing to moderate- and middle-income persons. (24 CFR 570.208(a)).

(4) Projected Start Date:

1/1/09

(5) Projected End Date:

12/31/12

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

City of Vallejo, 200 Georgia Street, Vallejo, CA 94590, attention: Guy L. Ricca, Senior Community Development Analyst

(1) Community Land Trust, or (2) Subrecipient: Vallejo Neighborhood Housing Services, Inc. (VNHS), 610 Lemon Street, Vallejo, CA 94590, attention: Carol Hardy, Interim Executive Director

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

The City and its subrecipient agency will target this activity within, as a first priority, the North Vallejo area, which includes the Country Club Crest CDBG Target Area neighborhood, and as a second priority, if any funds are remaining, in Central Vallejo, inclusive of the Central City CDBG Target Area neighborhood.

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- tenure of beneficiaries--rental or homeownership;
- duration or term of assistance;
- a description of how the design of the activity will ensure continued affordability.

For acquisition activities, include:

- discount rate

For financing activities, include:

- range of interest rates

As noted above, this activity will be located, as a first priority, in North Vallejo, which includes the Country Club Crest CDBG Target Area neighborhood, and funds permitting, Central Vallejo as a second priority area, which includes the Central City CDBG Target Area neighborhood. North Vallejo is an area of need due to its high number of foreclosures and subprime mortgage loans. The City of Vallejo will provide funds to either a Community Land Trust, or to VNHS, Inc., for the sale or lease-to-own of rehabilitated and foreclosed-upon residential properties (which shall include related eligible project delivery costs) to households at 51 to 120 percent of the area median income. Eligible homebuyers will receive assistance through down payment assistance loans, (consisting of amortized second mortgages at three percent interest; in some cases, deferred third mortgages of up to \$50,000), and closing cost grants of up to fifteen percent of the second mortgage loan. This funding allocation will be evidenced either by the execution of (1) a new Agreement between the City and VNHS, Inc., which may be the initial fiscal agent for a newly-created Community Land Trust, or in the absence of a CLT, through (2) an amendment to the FY 2008/2009 Agreement between the City and VNHS. The City will ensure that a CLT or VNHS resells these properties at or below the cost of their acquisition and rehabilitation up to a decent, safe, and habitable condition, (not including sales and closing costs). NSP funds provided for homebuyer assistance will be disbursed at closing. This activity will provide rare affordable homeownership opportunities for households earning between 51 and 120 percent of the area median income.

All homes assisted through NSP funds by a Community Land Trust will become part of the CLT, which will require that the homes remain affordable to moderate- and middle-income households in perpetuity, defined through a CLT ground lease entered into between the CLT and the homebuyer, whereby the CLT shall own the land, and the homebuyer the structure, with a term of not less than 45 years, but not more than 99 years. This ground lease shall impose owner-occupancy and resale price restrictions designed to ensure long-term affordability of the assisted home to

the target income group. The CLT lease may also permit recapture of any subsidy provided to the homeowner (up to the market rate price of the unit) in the event the homeowner violates the affordability provisions in the ground lease. At the time of each resale of an NSP-assisted CLT home to a new buyer, a new lease may be recorded in order to maintain affordability for the longest feasible time.

The City has engaged a consultant to complete an analysis and study as to the feasibility of establishing a CLT in the community. This analysis is anticipated to be received early in 2009. If a CLT is not determined feasible, or cannot be created within eighteen months of the City's receipt of NSP funds, the City will ensure continued affordability of this activity by providing homebuyer loans through VNHS, Inc. for the purchase of foreclosed-upon and redeveloped properties with an affordability period pursuant to HOME Program standards as they apply to homebuyer assistance at 24 CFR 92.252(a), (c), (e), and (f), and 92.254.

I. Total Budget: (Include public and private components) \$1,075,248

J. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): At least five housing units acquired through foreclosure and then rehabilitated will be sold or provided on a lease-to-own basis to households at 51 to 120 percent of the area median income.

CERTIFICATIONS

- (1) **Affirmatively furthering fair housing.** The jurisdiction will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.
- (2) **Anti-lobbying.** The jurisdiction will comply with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (3) **Authority of Jurisdiction.** The jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- (4) **Consistency with Plan.** The housing activities to be undertaken with NSP funds are consistent with its consolidated plan, which means that NSP funds will be used to meet the congressionally identified needs of abandoned and foreclosed homes in the targeted area set forth in the grantee's substantial amendment.
- (5) **Acquisition and relocation.** The jurisdiction will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the Notice for the NSP program published by HUD.
- (6) **Section 3.** The jurisdiction will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
- (7) **Citizen Participation.** The jurisdiction is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
- (8) **Following Plan.** The jurisdiction is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.
- (9) **Use of funds in 18 months.** The jurisdiction will comply with Title III of Division B of the Housing and Economic Recovery Act of 2008 by using, as defined in the NSP Notice, all of its grant funds within 18 months of receipt of the grant.
- (10) **Use NSP funds \leq 120 of AMI.** The jurisdiction will comply with the requirement that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income.
- (11) **Assessments.** The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by

assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive Force.** The jurisdiction certifies that it has adopted and is enforcing: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and (2) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from, a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The NSP grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction will comply with applicable laws.

Signature/Authorized Official

Date

Assistant City Manager/Community Development
Title

**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		Pre-application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction	2. DATE SUBMITTED 11/24/08	Applicant Identifier B-08-MC-06-0029
			3. DATE RECEIVED BY STATE	State Application Identifier
			4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION				
Legal Name: City of Vallejo		Organizational Unit: Department: Community Development		
Organizational DUNS: 149184009		Division: Housing and Community Development		
Address: Street: 200 Georgia Street		Name and telephone number of person to be contacted on matters involving this application (give area code)		
City: Vallejo		Prefix: Mr.	First Name: Guy	
County: Solano		Middle Name L.		
State: California		Last Name Ricca		
Zip Code 94590	Suffix:			
Country: U. s. a.		Email: gricca@ci.vallejo.ca.us		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 94-6000448		Phone Number (give area code) 707/648-4395	Fax Number (give area code) 707/648-5249	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-218		9. NAME OF FEDERAL AGENCY: U. S. Department of Housing and Urban Development		
TITLE (Name of Program): Community Development Block Grant		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Neighborhood Stabilization Program		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Vallejo				
13. PROPOSED PROJECT Start Date: 1/1/09 Ending Date: 6/30/10		14. CONGRESSIONAL DISTRICTS OF: a. Applicant: 4 b. Project: 4		
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal 2,657,861	\$	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:		
b. Applicant	\$	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
c. State	\$			
d. Local	\$			
e. Other	\$			
f. Program Income 200,000	\$			
g. TOTAL 2,857,861	\$	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.				
a. Authorized Representative				
Prefix	First Name Craig		Middle Name	
Last Name Whittom			Suffix	
b. Title Assistant City Manager/Community Development			c. Telephone Number (give area code) 707/648-4579	
d. Signature of Authorized Representative			e. Date Signed	

EXHIBIT "A"

(k) "Nuisance" means any nuisance defined pursuant to Part 3 (commencing with Section 3479) of Division 4 of the Civil Code, or any other form of nuisance recognized at common law or in equity.

(l) "Public entity" has the same meaning as defined in Section 811.2 of the Government Code.

(m) "Testing agency" means an agency approved by the department a qualified and equipped for testing of products, materials, equipment, and installations in accordance with nationally recognize standards.

17920.3. Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation shall include, but not be limited to, the following:

(1) Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.

(2) Lack of, or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.

(3) Lack of, or improper kitchen sink.

(4) Lack of hot and cold running water to plumbing fixtures in a hotel.

(5) Lack of hot and cold running water to plumbing fixtures in a dwelling unit.

(6) Lack of adequate heating.

(7) Lack of, or improper operation of required ventilating equipment.

(8) Lack of minimum amounts of natural light and ventilation required by this code.

(9) Room and space dimensions less than required by this code.

(10) Lack of required electrical lighting.

(11) Dampness of habitable rooms.

(12) Infestation of insects, vermin, or rodents as determined by the health officer.

(13) General dilapidation or improper maintenance.

(14) Lack of connection to required sewage disposal system.

(15) Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer.

(b) Structural hazards shall include, but not be limited to, the following:

(1) Deteriorated or inadequate foundations.

(2) Defective or deteriorated flooring or floor supports.

(3) Flooring or floor supports of insufficient size to carry imposed loads with safety.

(4) Members of walls, partitions, or other vertical supports that

split, lean, list, or buckle due to defective material or deterioration.

(5) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.

(6) Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(7) Members of ceiling, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.

(8) Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.

(9) Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

(c) Any nuisance.

(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.

(e) All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures.

(f) All mechanical equipment, including vents, except equipment that conformed with all applicable laws in effect at the time of installation and that has been maintained in good and safe condition or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly.

(g) Faulty weather protection, which shall include, but not be limited to, the following:

(1) Deteriorated, crumbling, or loose plaster.

(2) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.

(3) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.

(4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

(h) Any building or portion thereof, device, apparatus, equipment combustible waste, or vegetation that, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

(i) All materials of construction, except those which are specifically allowed or approved by this code, and which have been adequately maintained in good and safe condition.

(j) Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages

stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code.

(l) All buildings or portions thereof not provided with adequate exit facilities as required by this code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed

(m) All buildings or portions thereof that are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

(n) All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.

(o) Inadequate structural resistance to horizontal forces.

"Substandard building" includes a building not in compliance with Section 13143.2.

However, a condition that would require displacement of sound walls or ceilings to meet height, length, or width requirements for ceilings, rooms, and dwelling units shall not by itself be considered sufficient existence of dangerous conditions making a building a substandard building, unless the building was constructed, altered, or converted in violation of those requirements in effect at the time of construction, alteration, or conversion.

17920.5. As used in this part "local appeals board" means the board or agency of a city or county which is authorized by the governing body of the city or county to hear appeals regarding the building requirements of the city or county. In any area in which there is no such board or agency, "local appeals board" means the governing body of the city or county having jurisdiction over such area.

17920.6. As used in this part, "housing appeals board" means the board or agency of a city or county which is authorized by the governing body of the city or county to hear appeals regarding the



November 4, 2008

Community Development Commission
555 Santa Clara Street
Vallejo CA 94590

RECEIVED
City of Vallejo
Housing and Community
Development Division

NOV 05 2008

Referred to _____

Re: Neighborhood Stabilization Program

Dear Commissioners,

I would like to communicate our support for the proposed Substantial Amendment to Fiscal Year 2008/2009 Action Plan utilizing Neighborhood Stabilization Program funds (NSP). The draft amendment is well rounded with a variety of opportunities for very low to moderate-income families wishing to live in single family residences in Vallejo.

This is the perfect opportunity to make a positive impact in neighborhoods by purchasing homes that are blighted and / or safety hazards and rehabilitating them for rentals or purchase by first time buyers. There is an abundance of these homes throughout Vallejo and especially in North and Central Vallejo that can be purchased at below current market rates. Combined with other programs that have the same objectives, the NSP will help in stabilizing neighborhoods.

Additional funding is always needed for down payment assistance loans and closing cost grants to assist low and moderate-income families purchase their first home. An affordability covenant will guarantee that the home will continue to be an affordable unit for many years to come. Families that could not buy homes over the past several years because of the high market have already bought homes this year and many more are pre-approved and are looking for homes now.

Many more foreclosures will occur throughout 2009 as loan rates adjust upwards. While this Program is not a solution, it is a start in the right direction. It is better to do something for a few, than do nothing for anyone.

Thank you,

Carol Hardy
Interim Director



50 California Street, Suite 3070
San Francisco, CA 94111

November 6, 2008

Melinda Nestlerode,
Acting Housing and Community
Development Manager
Housing Authority of the City of Vallejo
200 Georgia St
Vallejo, CA 94590-0143

Joseph M. Tanner
Executive Director
City of Vallejo
555 Santa Clara Street
Vallejo. CA 94590-0143

RECEIVED
City of Vallejo

NOV 07 2008

Housing and Community
Development Division

RE: Neighborhood Stabilization Program and Fannie Mae REO

Dear Ms. Nestlerode and Mr. Tanner:

Fannie Mae is pleased to provide this letter of support for your application to HUD under the Neighborhood Stabilization Program ("NSP"). I understand that you are considering using part of Vallejo's NSP allocation, if awarded, for the acquisition and rehab of foreclosed properties.

As we discussed, Fannie Mae currently owns approximately 40 such properties classified as Real Estate Owned (REO) within the Vallejo city limits. We are eager to continue our conversation around your interest in purchasing Fannie Mae REO at a discounted purchase price using NSP funds in order to further your neighborhood stabilization efforts during these difficult times.

Please let me know if you need any additional information at this time. We look forward to working with you on this critical neighborhood stabilization effort.

Sincerely,

Patrick Murcia, Director
Fannie Mae

cc: Eileen Neely
Joseph Firschein

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Human Services Center
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Vallejo, CA 94589

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C/O Bayanihan Center
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Mare Island
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M&M Construction
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Antioch, CA 94509

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Southern Solano Alcohol Council
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Fairfield, CA 94533

Safequest Solano
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Fairfield, CA 94533

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Napa, CA 94558

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St. Paul A.M.E.
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Vallejo, CA 94590

Sister Claire
St. Vincent's
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Vallejo, CA 94590

Elvira DeLeon
The Success Center
1055 Azuar Drive, Mare Island
Vallejo, CA 94592

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True Pentecostal COGIC
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Vallejo, CA 94590

Wayne Williams
Vallejo Aquatic Club
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Vallejo, CA 94591-7532

Vjo Chamber of Commerce
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Vallejo, CA 94590

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Mildred Wagner
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San Rafael, CA 94901

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Lutheran Church of Holy Trinity
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RICHARD ESCHENBURG
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VALLEJO, CA 94591

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VALLEJO, CA 94589

PHYLLIS HARRISON
1408 ROLEEN DRIVE
VALLEJO, CA 94589

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VALLEJO, CA 94589

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CHRIS PLATZER
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VALLEJO, CA 94590

CARMEN VANCE
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VALLEJO, CA 94590

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Crockett, CA 94525

Diane Merrick
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Vallejo, CA 94590

Jean De Young
Healthy Spaces for Successful Living
683 Vincent Court
Benicia, CA 94510

VIOLETA ESPIRITU
5162 ZINFANDEL LANE
VALLEJO, CA 94591

Thom Howard
628 Louisiana Street
Vallejo, CA 94590

City Clerk's Office

David Kleinschmidt
Public Works Dept.

Fighting Back Partnership
c/o JFK Library

Councilmember Hermie Sunga
(c/o City Mgr's Ofc)

Bob Raymond
Channel 28
(c/o City Mgr's Ofc)

Cynthia Mack
Milestones of Development
1 Florida Street
Vallejo, CA 94590

The Salvation Army
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Vallejo, CA 94590

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Cameron Shearer
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Vallejo, CA 94589

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Jim Andoh
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Britte Patton
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Judith Brown
Vallejo Music Theatre
PO Box 186
Vallejo, CA 94590-0018

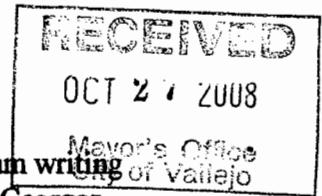
Dorothy Richardson
Highway Touch of Love
150 Shady Lane
Vallejo, CA 94591

Dorothy Richardson
Highway Church of God In Christ
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Bay Respite Care
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Claudia Humphrey, Exe Dir
LIFT3 Support Group
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Vallejo, CA 94591

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public notice labels.doc



Dear Mayor Davis;

My name is Raymond D. Sellers. I reside at 112 Halabuk court. The reason I am writing this letter is to see if you can help me with a problem I am having with the bar, Georges Den.

My back yard fence shares a boundary with the Georges Den parking lot.

For the past 3 or 4 years we have been experiencing problems with the noise created by the patrons of Georges Den who have these customized sound systems in their cars and they seem to have competitions in the middle of the night to see who can make the most noise. I'm sure you have heard these sounds as you drive the streets of Vallejo, and I'm pretty sure these sounds are illegal when they get to a certain level.

We have called the police at least 100 times over the last 3 or 4 years and it has not only not helped, it has gotten much worse. At 1:00 A.M. on the morning of 9/20/08, one of these drunken morons decided it was time to fire a pistol 3 times no more than 30 feet from my bedroom window. The police were called; this can be verified by incident #08-58942 on the police computer. It was at this point that I decided something has to be done to restore a reasonable form of behavior by the patrons of the bar or shut the place down as a public nuisance as was the fate of the Oasis not too long ago.

Both of these bars used to be fine "watering holes" I used to go to them quite often myself, but the behavior of the clientele going there now has deteriorated to the point where something has to be done.

I would appreciate any help or guidance you can give me on this matter.

Thank you very much
Raymond D. Sellers
112 Halabuk court
Vallejo Ca 94591