

AGENDA SUMMARY
CITY COUNCIL MEETING
TUESDAY, JULY 26, 2016
6:00 P.M.
ARROYO GRANDE CITY COUNCIL CHAMBERS
215 E. BRANCH STREET, ARROYO GRANDE

1. CALL TO ORDER

2. ROLL CALL

3. MOMENT OF REFLECTION

4. FLAG SALUTE:

Lions Club of Arroyo Grande

5. AGENDA REVIEW:

5.a. Closed Session Announcements

None.

5.b. Move that all ordinances presented for introduction or adoption be read in title only and all further readings be waived

6. SPECIAL PRESENTATIONS

6.a. Presentation By South San Luis Obispo County Sanitation District

Documents:

[CC 2016-07-26_06a SSLOCSO Presentation.pdf](#)

6.b. Honorary Proclamation Supporting Relay For Life Event On August 6-7, 2016

Documents:

[CC 2016-07-26_06b Proclamation Relay for Life.pdf](#)

6.c. Honorary Proclamation Declaring July As "Parks Make Life Better" Month

Documents:

[CC 2016-07-26_06c Proclamation Parks Make Life Better.pdf](#)

7. COMMUNITY COMMENTS AND SUGGESTIONS:

This public comment period is an invitation to members of the community to present issues, thought, or suggestions on matters not scheduled on this agenda. Comments should be limited to those matters that are within the jurisdiction of the City Council. The Brown Act restricts the Council from taking formal action on matters not published on the agenda. In response to your comments, the Mayor or presiding Council Member may:

- Direct City staff to assist or coordinate with you.
- A Council Member may state a desire to meet with you.
- It may be the desire of the Council to place your issue or matter on a future Council agenda.

Please adhere to the following procedures when addressing the Council:

- Comments should be limited to 3 minutes or less.
- Your comments should be directed to the Council as a whole and not direct to individual Council member
- Slanderous, profane or personal remarks against any Council Member or member of the audience shall not be permitted.

8. ACTING CITY MANAGER REPORT:

Correspondence/Comments as presented by the Acting City Manager.

9. CONSENT AGENDA:

The following routine items listed below are scheduled for consideration as a group. The recommendations for each item are noted. Any member of the public who wishes to comment on any Consent Agenda item may do so at this time. Any Council Member may request that any item be withdrawn from the Consent Agenda to permit discussion or change the recommended course of action. The City Council may approve the remainder of the Consent Agenda on one motion.

9.a. Consideration Of Cash Disbursement Ratification

Recommended Action: Ratify the listing of cash disbursements for the period June 16, 2016 through July 15, 2016.

Documents:

[CC 2016-07-26_09a Cash Disbursements.pdf](#)

9.b. Consideration Of A Resolution Establishing A Job Description And Salary Range For The Police Trainee Position

Recommended Action: Adopt a Resolution establishing a job description and salary range for the Police Trainee position.

Documents:

[CC 2016-07-26_09b Resolution_Police Trainee Position.pdf](#)

9.c. Consideration Of Consultant Agreements For Real Estate Services [SUCCESSOR AGENCY]

Recommended Action: As recommended by the Oversight Board, 1) Enter into an Agreement for Consultant Services with Lee & Associates to provide real estate agent services for the disposal of the Faeh Avenue property with a list price of \$950,000; 2) Enter into an Agreement for Consultant Services with Triad Real Estate Group to provide real estate agent services for the disposal of the Pearwood Avenue property with a list price of \$750,000; and 3) Authorize the City Manager to execute all associated documents.

Documents:

[CC 2016-07-26_09c Agreements_Real Estate Services.pdf](#)

9.d. Consideration Of Second Amendment To Amended And Restated Solid Waste Collection Franchise Agreement With South County Sanitary Service, Inc.

Recommended Action: Approve the Second Amendment to the City's Franchise Agreement for solid waste collection.

Documents:

[CC 2016-07-26_09d Amendment_Solid Waste Franchise Agreement.pdf](#)

9.e. **Consideration Of Approval Of Minutes**

Recommended Action: Approve the minutes of the Special City Council Meeting of June 13, 2016, the Special and Regular City Council Meetings of June 14, 2016, the Special City Council Meeting of June 21, 2016, the Regular City Council Meeting of June 28, 2016, and the Special City Council Meeting of July 18, 2016, as submitted.

Documents:

[CC 2016-07-26_09e Approval of Minutes.pdf](#)

9.f. **Consideration Of Contract For Animal Care And Control Services**

Recommended Action: Approve the Contract for Animal Care and Control Services with the County of San Luis Obispo not to exceed the first year amount of \$79,285 and authorize the Mayor to execute the Agreement.

Documents:

[CC 2016-07-26_09f Animal Services Contract.pdf](#)

9.g. **Consideration To Declare Surplus Property/Duty Weapons-Firearms And Authorize Purchase Of Replacements**

Recommended Action: Adopt a Resolution declaring items as surplus, authorizing their sale/trade and authorize the purchase of replacements.

Documents:

[CC 2016-07-26_09g Resolution_Surplus Property.pdf](#)

9.h. **Monthly Water Supply And Demand Update**

Recommended Action: Receive and review the Monthly Water Supply and Demand Report.

Documents:

[CC 2016-07-26_09h Monthly Water Supply and Demand_June 2016.pdf](#)

9.i. **Annual Report For The 2015 Northern Cities Management Area**

Recommended Action: Receive and file the 2015 Northern Cities Management Area Annual Report.

Documents:

[CC 2016-07-26_09i NCMA Annual Report 2015.pdf](#)

9.j. **Consideration Of Lot Line Adjustment 16-001; Location - 1271 James Way (APNs 007-771-053, 062 And 076); Applicant – Russ Sheppel; Representative – Tim Crawford, Axis Engineering Group**

Recommended Action: The Planning Commission recommends the Council adopt a Resolution approving Lot Line Adjustment 16-001 located at 1271 James Way.

Documents:

[CC 2016-07-26_09j Lot Line Adjustment_1271 JamesWay.pdf](#)

9.k. **Consideration Of Approval Of An Amendment To An Agreement For Consultant Services With Quincy Engineering For Swinging Bridge Evaluation**

Recommended Action: Approve and authorize the Mayor to execute Amendment No. 1 to the Consultant Services Agreement with Quincy Engineering, Inc. for Phase 2 of the Swinging Bridge Evaluation for an amount not to exceed \$55,000.

Documents:

[CC 2016-07-26_09k Swinging Bridge Evaluation.pdf](#)

9.l. **Consideration Of Approval Of An Amendment To An Agreement For Consultant Services With Wood Rodgers For The Brisco Interchange Project And Closure Status Update**

Recommended Action: Approve and authorize the Mayor to execute Amendment No. 13 to the Consultant Services Agreement with Wood Rodgers, Inc. for Brisco Interchange Project for an amount not to exceed \$13,000.

Documents:

[CC 2016-07-26_09l Amendment_Update_Brisco Interchange Project.pdf](#)

9.m. **Consideration Of Amendment To Temporary Use Permit Case No. 16-004; Use Of City Property For The 27th Annual Arroyo Valley Car Club Sunset Cruise On July 29, 2016 And Car Sho On July 30, 2016**

Recommended Action: Adopt a Resolution amending Temporary Use Permit 16-004 to allow the additional closure of Olohan Alley from Short Street to Mason Street for the 27th Annual Car Sho on July 30, 2016.

Documents:

[CC 2016-07-26_09m Car Sho TUP Amendment.pdf](#)

9.n. **Consideration Of Amendment To Temporary Use Permit Case No. 16-005; Use Of City Property For A Beer And Food Festival On Saturday, October 15, 2016; Location: Heritage Square Park; Applicant – Arroyo Grande Village Improvement Association; Representative – Bob Lund**

Recommended Action: Adopt a Resolution amending Temporary Use Permit 16-005 to modify the event date for the use of City property for a beer and food festival to Saturday, October 15, 2016.

Documents:

[CC 2016-07-26_09n Beer and Food Festival TUP Amendment.pdf](#)

10. **PUBLIC HEARINGS:**

None.

11. **OLD BUSINESS:**

None.

12. **NEW BUSINESS:**

12.a. **Consideration Of Pre-Application No. 16-003 Regarding Agriculture Land Conversion Mitigation; Location – East Cherry Avenue; Applicant – Arroyo Grande Valley Japanese Welfare Association (AGVJWA)**

Recommended Action: Provide the applicant with preliminary comments regarding whether specified uses on the subject property would satisfy agricultural conversion mitigation requirements given the historical use of the property.

Documents:

12.b. **Consideration Of Adoption Of Resolutions And Agreements Consenting To The Inclusion Of Properties Within The Incorporated Area Of The City Of Arroyo Grande To Participate In Property Assessed Clean Energy (PACE) Programs**

Recommended Action : 1) Adopt a Resolution approving an amendment to the Western Riverside Council of Governments (WRCOG) Joint Powers Agreement (JPA) to add the City as an Associate Member in order to authorize the City's participation in the California Home Energy Renovation Opportunity (HERO) Program; and 2) Adopt a Resolution to join the California Home Finance Authority (CHFA) JPA as an Associate Member in order to authorize the City's participation in the CHFA SB555 Community Facilities District (Ygrene Program); and 3) Adopt a Resolution to join the California Home Finance Authority (CHFA) JPA as an Associate Member in order to authorize the City's participation in the CHFA AB811 Authority PACE Program (Ygrene Program).

Documents:

[CC 2016-07-26_12b PACE Participation_Clean Energy Programs.pdf](#)

13. **CITY COUNCIL REPORTS:**

(a) MAYOR HILL:

(1) South San Luis Obispo County Sanitation District (SSLOCSD)

(2) Brisco/Halcyon Interchange Subcommittee (3) Oversight Board to the Successor Agency to the Dissolved Arroyo Grande Redevelopment Agency (4) California Joint Powers Insurance Authority (CJPIA)

(b) MAYOR PRO TEM HARMON: (1) County Water Resources Advisory Committee (WRAC) (2) Air Pollution Control District (APCD) (3) Five Cities Fire Authority (FCFA) (4) Other

(c) COUNCIL MEMBER GUTHRIE: (1) San Luis Obispo Council of Governments/San Luis Obispo Regional Transit Authority (SLOCOG/RTA) (2) South County Transit (SCT) (3) ~~San Luis Obispo County Regional Transit Authority (SLOCRTA)~~

(d) COUNCIL MEMBER BROWN:

(1) Integrated Waste Management Authority Board (IWMA)

(2) Economic Vitality Corporation (EVC) (3) Other

(e) COUNCIL MEMBER BARNEICH: (1) Zone 3 Water Advisory Board (2) Homeless Services Coordinating Council (HSOC) (3) Other

14. **COUNCIL COMMUNICATIONS:**

Any Council Member may ask a question for clarification, make an announcement, or report briefly on his or her activities. In addition, subject to Council Policies and Procedures, Council Members may request staff to report back to the Council at a subsequent meeting concerning any matter or request that staff place a matter of business on a future agenda. Any request to place a matter of business for original consideration on a future agenda requires the concurrence of at least one other Council Member.

15. **CLOSED SESSION:**

a) CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6:

Agency Designated Representative: Karen Sisko, Human Resources Manager

Represented Employees: Arroyo Grande Police Officers' Association (AGPOA)

b) PUBLIC EMPLOYEE APPOINTMENT pursuant to Government Code Section 54957:

Title: Interim City Manager

c) CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6:

Agency designated representative: Geoff English, Acting City Manager

Unrepresented employee: Interim City Manager

Adjourn to Closed Session.

16. **RECONVENE TO OPEN SESSION**

Announcement(s) of any reportable action(s) taken in Closed Session will be made in open session, and repeated at the beginning of the next Regular City Council meeting as this portion of the meeting is not recorded or videotaped.

17. **ADJOURNMENT**

All Staff reports of other written documentation, including any supplemental material distributed to a majority of the City Council within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours in the City Clerk's office, 300 E. Branch Street, Arroyo Grande. If requested, the agenda shall be made available in appropriate alternative formats to persons with disability, as required by the Americans with Disabilities Act. To make a request for disability-related modification or accommodation, contact the Legislative and Information Services Department at 805-473-5414 as soon as possible and at least 48 hours prior to the meeting date.

This agenda was prepared and posted pursuant to Government Code Section 54954.2. Agenda reports can be accessed and downloaded from the City's website at www.arroyogrande.org. If you would like to subscribe to receive email or text message notifications when agendas are posted, you can sign up online through our [Notify Me](#) feature.

City Council Meetings are cablecast live and videotaped for replay on Arroyo Grande's Government Access Channel 20. The rebroadcast schedule is published at www.slo-span.org.

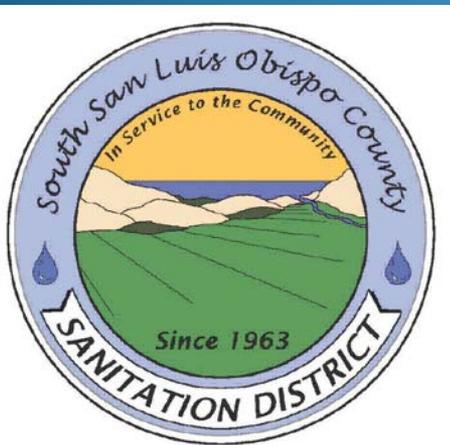
Update on South San Luis Obispo County Sanitation District

Presentation to Arroyo Grande City Council

July 26, 2016

Gerhardt Hubner
District Administrator

Item 6.a. - Page 1

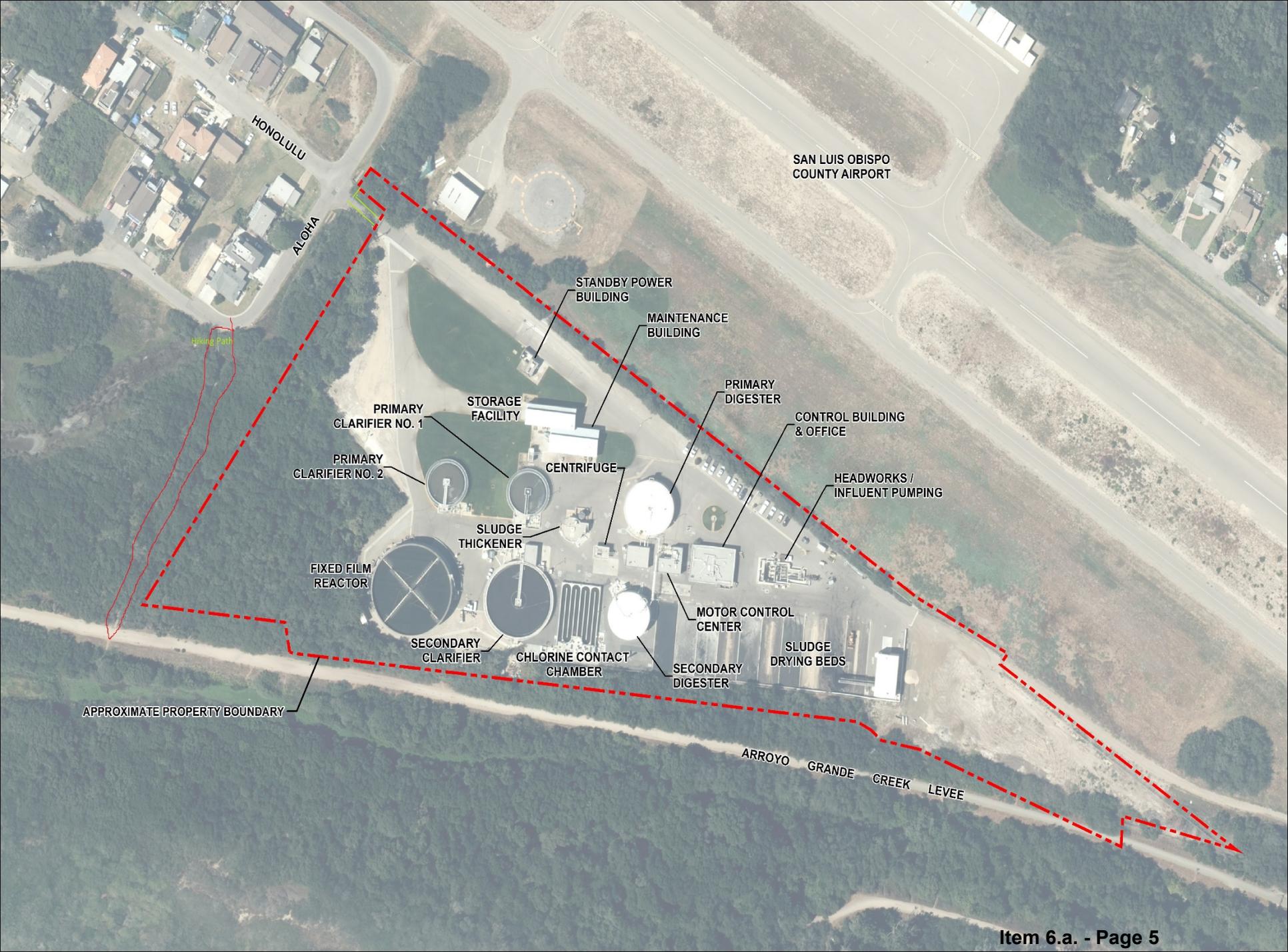


South San Luis Obispo Sanitation District Has New Face and Direction:

- New District Administrator – Former Central Coast RWQCB Staff/Management, Recently Public Works in Ventura County
- New Staff – 70% of staff (7 of 10 Full Time staff) are 3 years or less
- Board Turnover







SAN LUIS OBISPO
COUNTY AIRPORT

HONOLULU

ALOHA

Hiking Path

STANDBY POWER
BUILDING

MAINTENANCE
BUILDING

PRIMARY
DIGESTER

CONTROL BUILDING
& OFFICE

HEADWORKS /
INFLUENT PUMPING

MOTOR CONTROL
CENTER

SLUDGE
DRYING BEDS

SECONDARY
DIGESTER

CHLORINE CONTACT
CHAMBER

SECONDARY
CLARIFIER

FIXED FILM
REACTOR

SLUDGE
THICKENER

CENTRIFUGE

STORAGE
FACILITY

PRIMARY
CLARIFIER NO. 1

PRIMARY
CLARIFIER NO. 2

APPROXIMATE PROPERTY BOUNDARY

ARROYO GRANDE CREEK
LEVEE

Significant Projects Underway

- Grit Removal Project: Construction Initiated/Equipment Ordered, Completion in Jan. 2017
- Cherry Ave Sewer Bridge Project in Arroyo Grande: Mitigated Negative Declaration Released, 30 Day Public Review
- Mechanical Bar Screen: Design Finished, Project Out to Bid, Spring 2017 Completion
- Satellite Water Recovery Facilities Grant: Exploring Future Recycling Opportunities. Report late Fall 2016

Implementing Reforms Identified in 2016 Knudson Report

- Fiscal and Contract Management
- Human Resources/Improve Use Of IT
- Records Management
- Other Initiatives:
 - Website
 - Public Outreach
 - Strategic Planning

Redundancy Project

- No Backup of Secondary (Biological) Treatment Processes if Fails
- Operation: Unable to do Maintenance Upgrades (30 year old, running 24/7)
- Approved Increased Rates to Support Project
- Approved Design Contract with Kennedy Jenks
- Initiated Coastal Commission Permitting
- Hope to Start Construction in early 2018

Permit Renewal

- Operating under 2009 Permit
- Report of Waste Discharge (Application) submitted in 2015.
- Permit on Administrative Extension
- Working with RWQCB staff on Renewal (likely in Spring 2017)

2010 Spill/ACL/Litigation

- Potential for Settlement, including Supplement Environmental and Enhanced Compliance Projects (that support local community)

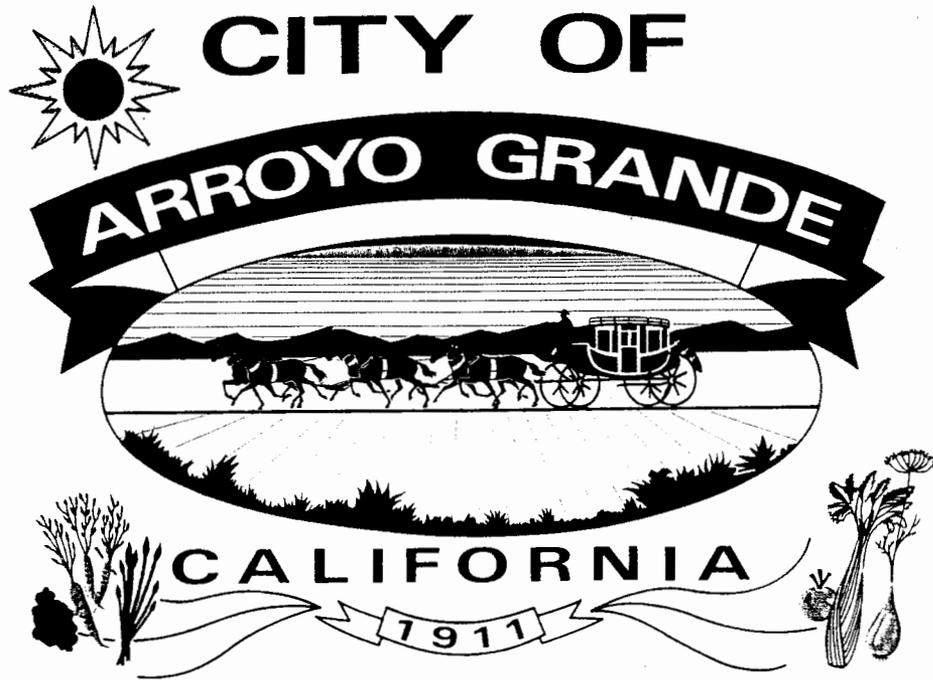
Any Questions?

Come Visit Us

Contact:

Gerhardt Hubner
District Administrator
1600 Aloha Place
Oceano, CA 93445
805-202-8291
Gerhardt@sslocsd.us

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**HONORARY PROCLAMATION IN SUPPORT OF
THE FIVE CITIES RELAY FOR LIFE EVENT
AUGUST 6-7, 2016**

WHEREAS, the Relay for Life Event is the signature activity of the American Cancer Society celebrating cancer survivors and caregivers, and raising money for the American Cancer Society because cancer NEVER sleeps; and

WHEREAS, the Five Cities Relay for Life Event offers the opportunity to raise awareness of the need to raise money for cancer research and patient support not only in our community but throughout the state, nation, and other countries as well; and

WHEREAS, this year's Five Cities Relay for Life Event already has 28 teams signed up to participate and support those battling cancer, to honor those who have survived cancer, and to remember those who have lost their battle to cancer; and

WHEREAS, the Five Cities Relay for Life Event will be held at Arroyo Grande High School for a continuous 24-hour period, beginning on Saturday, August 6, 2016 and continuing through Sunday, August 7, 2016.

NOW, THEREFORE, BE IT RESOLVED that I, Jim Hill, Mayor of the City of Arroyo Grande, on behalf of the City Council, do hereby support and encourage citizens to participate in the Five Cities Relay for Life Event on August 6 & 7, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Arroyo Grande to be affixed this 26th day of July 2016.

JIM HILL, MAYOR



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**HONORARY PROCLAMATION DECLARING
JULY 2016 AS
"PARKS MAKE LIFE BETTER" MONTH**

WHEREAS, it is established through statewide public opinion research that 98% of California households visit a local park at least once a year; 2 in 3 households visit a park once a month; and 50% of households participate in an organized recreation program; and

WHEREAS, recreation provides positive alternatives for children and youth to reduce crime especially during nonschool hours; promotes the arts; increases social connections; aids in therapy, and promotes lifelong learning; and

WHEREAS, residents value parks for access to outdoor spaces for children and adults to play and be active, the serenity and the inspiration of nature and outdoor spaces, as well as preserve and protect the historic, natural, and cultural resources in our community; and

WHEREAS, the residents of Arroyo Grande and visitors benefit from the wide range of parks, trails, open space, sports fields, athletic courts, facilities and programs provided by the City.

NOW, THEREFORE, BE IT RESOLVED that I, Jim Hill, Mayor of the City of Arroyo Grande, do hereby proclaim July 2016 as "Parks Make Life Better" Month and urge the citizens of Arroyo Grande to use and enjoy its parks, trails, open space, facilities, and recreational opportunities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Arroyo Grande to be affixed this 26th day of July 2016.

JIM HILL, MAYOR



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MEMORANDUM

TO: CITY COUNCIL

FROM: DEBBIE MALICOAT, DIRECTOR OF ADMINISTRATIVE SERVICES

SUBJECT: CONSIDERATION OF CASH DISBURSEMENT RATIFICATION

DATE: JULY 26, 2016

RECOMMENDATION:

It is recommended the City Council ratify the attached listing of cash disbursements for the period of June 16 through July 15, 2016.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

There is a \$4,638,631.55 fiscal impact that includes the following items:

- Accounts Payable Checks \$4,128,337.37
- Payroll & Benefit Checks \$511,294.18

BACKGROUND:

Cash disbursements are made weekly based on the submission of all required documents supporting the invoices submitted for payment. Prior to payment, Administrative Services staff reviews all disbursement documents to ensure that they meet the approval requirements adopted in the Municipal Code and the City's Purchasing Policies and Procedures Manual.

ANALYSIS OF ISSUES:

The attached listing represents the cash disbursements required of normal and usual operations during the period. The disbursements are accounted for in the FY 2015-16 or FY 2016-17 budgets, as appropriate.

Significant expenditures in this time period include:

- Semiannual payment for the Lopez water contract of \$1,701,929.38
- Payment of the annual Workers Compensation and Liability Insurance premiums of \$873,876
- Pass through of charges collected on behalf of the South San Luis Obispo County Sanitation District of \$255,303.88
- Annual lease service payments for Public Works vehicles and IT infrastructure improvements of \$136,258.07

**CITY COUNCIL
CONSIDERATION OF CASH DISBURSEMENT RATIFICATION
JULY 26, 2016
PAGE 2**

ALTERNATIVES:

The following alternatives are presented for the City Council's consideration:

- Approve staff recommendations;
- Do not approve staff recommendations;
- Provide direction to staff.

ADVANTAGES:

- The Administrative Services Department monitors payments of invoices for accountability, accuracy and completeness using standards approved by the City Council.
- Invoices are paid in a timely manner to establish goodwill with merchants.
- Discounts are taken where applicable.

DISADVANTAGES:

There are no disadvantages identified in this recommendation.

ENVIRONMENTAL REVIEW:

No environmental review is required for this item.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted in front of City Hall on Thursday, July 21, 2016. The Agenda and report were posted on the City's website on Friday, July 22, 2016. No public comments were received.

Attachments:

1. June 16 – July 15, 2016 – Accounts Payable Check Register
2. July 8, 2016 – Payroll & Benefit Check Register

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
06/17/2016	271503	WEINGATES	UB Refund Cst #00023216	640.0000.2301	\$30.35
06/17/2016	271502	REES/LEE	UB Refund Cst #00020183	640.0000.2301	\$1.50
06/17/2016	271501	JOSON	UB Refund Cst #00023104	640.0000.2301	\$54.67
06/17/2016	271500	FERRANTE	UB Refund Cst #00022784	640.0000.2301	\$9.68
06/17/2016	271499	BERKOFF	UB Refund Cst #00022477	640.0000.2301	\$350.00
06/17/2016	271498	WOOD RODGERS INC	Change Order Council Approved	350.5642.7501	\$1,970.00
06/17/2016	271497	WITMER-TYSON IMPORTS INC	MONTHLY K-9 MAINT TRAINING, CO	010.4203.5322	\$602.60
06/17/2016	271496	WINEMA INDUSTRIAL &	SAFETY VESTS-6 EA.	640.4712.5255	\$150.40
06/17/2016	271495	WILSON ELECTRIC COMPANY INC	SIGNAL MAINT-05/16, 11 INTERSE	010.4307.5303	\$1,320.00
06/17/2016	271495	WILSON ELECTRIC COMPANY INC	OAK PARK & W BRANCH	010.4307.5303	\$75.00
06/17/2016	271495	WILSON ELECTRIC COMPANY INC	OAK PARK & JAMES WAY	010.4307.5303	\$60.00
06/17/2016	271495	WILSON ELECTRIC COMPANY INC	OAK PARK & EL CAMINO REAL	010.4307.5303	\$60.00
06/17/2016	271494	VERIZON WIRELESS	ACCOUNT#208620661-00001	010.4201.5403	\$711.86
06/17/2016	271493	VAN HISE	PARK DEPOSIT REFUND-RANCHO GRA	010.0000.2206	\$30.00
06/17/2016	271492	UNITED STAFFING ASSOC.	PAYROLL FOR:W. GUZZIE W/E 6/5/	010.4420.5303	\$909.54
06/17/2016	271491	UNITED RENTALS NORTHWEST INC	STEEL PLATE RENTAL	640.4712.5552	\$483.07
06/17/2016	271490	U.S. BANK EQUIPMENT FINANCE	COPY MACH LEASE PYMT	010.4201.5803	\$375.38
06/17/2016	271489	TORRES	PARK DEPOSIT REFUND-ELM ST BBQ	010.0000.2206	\$30.00
06/17/2016	271488	TANOUS	PARK DEPOSIT REFUND-STROTHER#2	010.0000.2206	\$60.00
06/17/2016	271488	TANOUS	PARK RENTAL FEE PARTIAL	010.0000.4354	\$37.50
06/17/2016	271487	SUPERIOR QUALITY COPIERS, INC	TONER-FAX MACHINE	010.4201.5201	\$198.61
06/17/2016	271486	STATEWIDE SAFETY & SIGNS INC	WHITE W/B CALTRANS	220.4303.5613	\$352.41
06/17/2016	271485	SOTELO	PARK DEPOSIT REFUND-ELM ST BBQ	010.0000.2206	\$30.00
06/17/2016	271484	SISKO	REIMBURSE FOR SNACKS AT TRAINI	010.4120.5501	\$75.67
06/17/2016	271483	SE TECHNOLOGIES	HWY 227 & ARROW SIGNS	220.4303.5613	\$81.68
06/17/2016	271482	SCOTT'S CARPET CARE	STRIP & RECOAT BATHROOMS-REC D	010.4213.5604	\$150.00
06/17/2016	271481	SAN LUIS PAPER CO	CLEAR LINERS FOR STREETS PAINT	220.4303.5613	\$311.82
06/17/2016	271481	SAN LUIS PAPER CO	CLEAR LINERS FOR STREETS PAINT	220.4303.5613	\$51.96
06/17/2016	271480	ROGERS	REIMBURSE FOR POPUP TENT FOR T	010.4424.5257	\$215.99
06/17/2016	271479	RICHETTI COMPLETE WATER	REVERSE OSMOSIS RENTAL:	010.4201.5303	\$15.00
06/17/2016	271478	QUINCY ENGINEERING INC	Swinging Bridge Evaluation - C	350.5620.7501	\$15,392.48
06/17/2016	271477	PRIMARY CARE ANIMAL HOSPITAL	GREGOR-BANDAGE	010.4203.5322	\$28.00
06/17/2016	271476	POINT C LLC	Change Order Council Approved	350.5642.7701	\$2,148.03
06/17/2016	271476	POINT C LLC	Brisco Interchange Project	350.5642.7701	\$351.97
06/17/2016	271475	PLUMBERS DEPOT INC.	WARTHOG REPAIR KIT	612.4610.5610	\$174.47
06/17/2016	271474	PAPER CONNECTION	COPY PAPER-CITY HALL	010.4102.5255	\$290.02
06/17/2016	271473	PACIFIC GAS & ELECTRIC CO	ELECTRIC-W BRANCH/OLD RANCH RD	010.4145.5401	\$150.77
06/17/2016	271473	PACIFIC GAS & ELECTRIC CO	ELECTRIC-ASH ST BLDG A	010.4145.5401	\$128.01

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

ATTACHMENT 1

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
06/17/2016	271473	PACIFIC GAS & ELECTRIC CO	ELECTRIC-201 NELSON ST	010.4145.5401	\$114.53
06/17/2016	271473	PACIFIC GAS & ELECTRIC CO	1375 ASH ST ELECTRIC	640.4712.5402	\$85.34
06/17/2016	271473	PACIFIC GAS & ELECTRIC CO	ELECTRIC-1501 HUCKLEBERRY	010.4145.5401	\$21.91
06/17/2016	271472	ON TRAC	DELIVERY CHARGE	010.4201.5208	\$8.55
06/17/2016	271471	OMNI MEANS LTD	East Branch Streetscaping	350.5671.7501	\$2,268.00
06/17/2016	271471	OMNI MEANS LTD	ON CALL SERVICES	010.4301.5303	\$567.00
06/17/2016	271470	OFFICE DEPOT	OFFICE SUPPLIES	010.4101.5201	\$146.07
06/17/2016	271470	OFFICE DEPOT	OFFICE SUPPLIES	010.4101.5201	\$8.34
06/17/2016	271469	NORTH COAST ENGINEERING INC	PLAN CHECKING TRACT3072	010.0000.2558	\$3,580.75
06/17/2016	271468	MOTOROLA INC	Public Safety Communications U	271.4202.6201	\$11,788.80
06/17/2016	271468	MOTOROLA INC	Sales Tax	271.4202.6201	\$943.10
06/17/2016	271467	MORALES	PARK DEPOSIT REFUND-STROTHER#3	010.0000.2206	\$30.00
06/17/2016	271466	MNS ENGINEERS INC	Tract 3072 Map Review	010.0000.2558	\$1,180.00
06/17/2016	271466	MNS ENGINEERS INC	PROFESSIONAL SVCS	010.4301.5303	\$1,100.00
06/17/2016	271466	MNS ENGINEERS INC	PROFESSIONAL SVCS	010.4301.5303	\$1,000.00
06/17/2016	271465	MINER'S ACE HARDWARE, INC	MEMORIAL TREE PLAQUES SUPPLIES	010.4420.5605	\$20.69
06/17/2016	271465	MINER'S ACE HARDWARE, INC	MARKING PAINT	220.4303.5613	\$17.26
06/17/2016	271465	MINER'S ACE HARDWARE, INC	UTILITY KNIVES	220.4303.5255	\$16.18
06/17/2016	271465	MINER'S ACE HARDWARE, INC	6 OUTLET STRIP	010.4212.5255	\$7.55
06/17/2016	271464	MATCO TOOLS	40 PC STUBBY SET, 6 PC DRIVER	010.4305.5603	\$281.96
06/17/2016	271464	MATCO TOOLS	40 PC STUBBY SET, 6 PC DRIVER	220.4303.5255	\$281.95
06/17/2016	271463	MASICAMPO	REFUND-QUILTING SUMMER 2016	010.0000.4605	\$40.00
06/17/2016	271462	LUCIA MAR UNIFIED SCHOOL DIST	YOUTH BASKETBALL-02/16, OCEANO	010.4426.5553	\$2,367.50
06/17/2016	271462	LUCIA MAR UNIFIED SCHOOL DIST	YOUTH BASKETBALL-02/16, JUDKIN	010.4426.5553	\$2,136.70
06/17/2016	271462	LUCIA MAR UNIFIED SCHOOL DIST	YOUTH BASKETBALL-02/16, PAULDI	010.4426.5553	\$972.35
06/17/2016	271462	LUCIA MAR UNIFIED SCHOOL DIST	YOUTH BASKETBALL-02/16, AGHS	010.4426.5553	\$716.92
06/17/2016	271462	LUCIA MAR UNIFIED SCHOOL DIST	YOUTH BASKETBALL-02/16, MESA	010.4426.5553	\$234.30
06/17/2016	271462	LUCIA MAR UNIFIED SCHOOL DIST	YOUTH WRESTLING-04/16	010.4424.5251	\$184.95
06/17/2016	271462	LUCIA MAR UNIFIED SCHOOL DIST	YOUTH WRESTLING-03/16	010.4424.5251	\$164.40
06/17/2016	271462	LUCIA MAR UNIFIED SCHOOL DIST	YOUTH WRESTLING-02/16	010.4424.5251	\$102.75
06/17/2016	271462	LUCIA MAR UNIFIED SCHOOL DIST	YOUTH WRESTLING-05/16	010.4424.5251	\$102.75
06/17/2016	271461	LOPEZ	PARK DEPOSIT REFUND-COMM CTR	010.0000.2206	\$200.00
06/17/2016	271461	LOPEZ	CANCELLATION FEE PER POLICY	010.0000.4354	\$100.00
06/17/2016	271460	LAIGO	PARK DEPOSIT REFUND-STROTHER#1	010.0000.2206	\$30.00
06/17/2016	271459	KRAMER	PARK DEPOSIT REFUND-RANCHO GRA	010.0000.2206	\$30.00
06/17/2016	271458	KIDZ LOVE SOCCER (DBA)	SOCCER 1 EARLY CLASS	010.4424.5351	\$2,058.00
06/17/2016	271458	KIDZ LOVE SOCCER (DBA)	KLS PARENT & ME	010.4424.5351	\$1,500.63
06/17/2016	271458	KIDZ LOVE SOCCER (DBA)	TOT/PRESOCCER EARLY CLASS	010.4424.5351	\$1,303.40

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

ATTACHMENT 1

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
06/17/2016	271458	KIDZ LOVE SOCCER (DBA)	SOCCER 2	010.4424.5351	\$737.45
06/17/2016	271458	KIDZ LOVE SOCCER (DBA)	TOT/PRESOCCER LATE CLASS	010.4424.5351	\$668.85
06/17/2016	271458	KIDZ LOVE SOCCER (DBA)	SOCCER 3	010.4424.5351	\$343.00
06/17/2016	271458	KIDZ LOVE SOCCER (DBA)	SOCCER 1 LATE CLASS	010.4424.5351	\$68.60
06/17/2016	271457	JOHN	PARK DEPOSIT REFUND-RANCHO GRA	010.0000.2206	\$30.00
06/17/2016	271456	JAS PACIFIC	BUILDING INSPECTIONS	010.4212.5303	\$3,432.00
06/17/2016	271456	JAS PACIFIC	BUILDING INSPECTIONS	010.4212.5303	\$2,784.00
06/17/2016	271455	IRON MOUNTAIN	OFF-SITE RECORDS STORAGE	010.4002.5303	\$159.00
06/17/2016	271454	GAS COMPANY	GAS SERVICES	010.4145.5401	\$60.70
06/17/2016	271454	GAS COMPANY	GAS SERVICES-350 S ELM	010.4145.5401	\$46.63
06/17/2016	271454	GAS COMPANY	GAS SERVICES-1375 ASH	010.4145.5401	\$38.20
06/17/2016	271453	GARING TAYLOR & ASSOCIATES INC	Design for Well No. 11 (total	640.5944.7501	\$36.25
06/17/2016	271452	FRANK'S LOCK & KEY	INSTALLATION OF 3 DOORS & CLO	010.4201.5604	\$1,541.72
06/17/2016	271452	FRANK'S LOCK & KEY	1 KEY	220.4303.5601	\$2.16
06/17/2016	271451	ENBERG INVESTIGATIONS	PRE-EMPLOY BACKGROUND & POLY-C	010.4201.5303	\$300.00
06/17/2016	271450	DEWAR, INC	4620 & 4621 FUEL	010.4203.5608	\$30.58
06/17/2016	271449	DE LAGE LANDEN FINANCIAL SVCS	COPY MACH LEASE PYMT-JUNE 2016	010.4421.5602	\$157.26
06/17/2016	271448	DATAPROSE LLC	UTILITY BILL MAILING:5/31, 284	640.4710.5208	\$1,308.26
06/17/2016	271448	DATAPROSE LLC	NET BILL MONTHLY MAINT.	640.4710.5303	\$400.00
06/17/2016	271448	DATAPROSE LLC	NETBILL CC TRANS	640.4710.5555	\$220.92
06/17/2016	271448	DATAPROSE LLC	NETBILL CC TRANS	612.4610.5555	\$55.23
06/17/2016	271447	CUEVAS	PARK DEPOSIT REFUND-ELM ST BBQ	010.0000.2206	\$30.00
06/17/2016	271446	CRAFCO, INC	EQUIPMENT RENTAL-CRACK SEAL	220.4303.5613	\$2,160.00
06/17/2016	271445	COVERT-LANNON	MILEAGE REIMB-96.4 TOTAL MILES	010.4301.5501	\$52.03
06/17/2016	271444	CLOUD	PARK RENTAL FEE REFUND-ELM ST	010.0000.4354	\$75.00
06/17/2016	271444	CLOUD	PARK DEPOSIT REFUND-ELM ST BBQ	010.0000.2206	\$30.00
06/17/2016	271443	CLINICAL LABORATORY OF	WATER SAMPLES-MAY 2015	640.4710.5310	\$981.00
06/17/2016	271442	CIVICPLUS	WEBSITE ADMIN TRAINING	010.4140.5303	\$1,200.00
06/17/2016	271441	CIO SOLUTIONS LP	STRATEGIC SUPPORT-JUNE 2016	010.4140.5303	\$4,768.00
06/17/2016	271440	CHARTER COMMUNICATIONS	BUS DARK FIBER-CORP YARD	010.4145.5401	\$736.80
06/17/2016	271440	CHARTER COMMUNICATIONS	BUS DARK FIBER-WOMEN'S CTR	010.4145.5401	\$327.16
06/17/2016	271439	CHAPARRAL	COPY MACH MAINT-6/14-7/13	010.4421.5602	\$118.00
06/17/2016	271438	CENTRAL VALLEY CRIME &	MEMBERSHIP-GREENBACH	010.4201.5503	\$50.00
06/17/2016	271437	CENTRAL COAST PRINTING	BUSNESS CARDS-PD	010.4201.5201	\$670.50
06/17/2016	271437	CENTRAL COAST PRINTING	ORDER#19966	010.4102.5255	\$378.00
06/17/2016	271437	CENTRAL COAST PRINTING	LEAVE OF ABSCENCE REQ FORMS	010.4102.5255	\$114.48
06/17/2016	271437	CENTRAL COAST PRINTING	BC SAM ANDERSON	010.4102.5255	\$45.36
06/17/2016	271436	CENTRAL COAST FENCE, INC	GATE REPAIR	010.4201.5605	\$132.84

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
06/17/2016	271435	CARRERAS	PARK DEPOSIT REFUND-ELM ST BBQ	010.0000.2206	\$30.00
06/17/2016	271434	CARR	PARK DEPOSIT REFUND-STROTHER#2	010.0000.2206	\$30.00
06/17/2016	271433	CARQUEST AUTO PARTS	HOSE CLAMPS-SHOP SUPPLY	010.4305.5603	\$53.95
06/17/2016	271433	CARQUEST AUTO PARTS	FEMALE COUPLER FOR AIR AT FUEL	010.4305.5603	\$11.65
06/17/2016	271433	CARQUEST AUTO PARTS	PW-329 OIL FILTER FOR CONTRETE	220.4303.5603	\$11.25
06/17/2016	271432	CARDARAS-ALLEN	PARK DEPOSIT REFUND-STROTHER#1	010.0000.2206	\$30.00
06/17/2016	271431	BURNS	ICAC INVESTIGATIVE TECH PER DI	010.4203.5501	\$320.00
06/17/2016	271430	BURDINE PRINTING (DBA)	DOOR TAGS-100 EA	640.4710.5306	\$32.12
06/17/2016	271429	BREZDEN PEST CONTROL, INC	PEST CONTROL: CORP YARD	010.4213.5604	\$137.50
06/17/2016	271428	BRANCH STREET DELI	STRAWBERRY FESTIVAL MEALS-PD	010.4201.5501	\$291.53
06/17/2016	271427	BLUEPRINT EXPRESS	WOMEN'S CTR PAVEMENT IMPROVEME	350.5445.7501	\$7.45
06/17/2016	271426	AT & T	ACCT238 451-0183 919 0, RADIO	010.4145.5403	\$194.39
06/17/2016	271426	AT & T	ACCT235 841-3956 806 3, ALARM	220.4303.5303	\$33.29
06/17/2016	271425	ARAMARK UNIFORM SERVICES	CITY HALL MATS	010.4213.5303	\$10.50
06/17/2016	271425	ARAMARK UNIFORM SERVICES	CITY HALL MATS	010.4213.5303	\$10.50
06/17/2016	271424	ARAMARK UNIFORM SERVICES	PARKS DEPT MATS/MOPHEADS	010.4213.5303	\$20.30
06/17/2016	271424	ARAMARK UNIFORM SERVICES	PARKS DEPT MATS/MOPHEADS	010.4213.5303	\$20.30
06/17/2016	271423	ARAMARK UNIFORM SERVICES	POLICE DEPT MATS	010.4213.5303	\$21.00
06/17/2016	271423	ARAMARK UNIFORM SERVICES	POLICE DEPT MATS	010.4213.5303	\$21.00
06/17/2016	271422	ARAMARK UNIFORM SERVICES	RECREATION DEPT MATS	010.4213.5303	\$23.80
06/17/2016	271422	ARAMARK UNIFORM SERVICES	RECREATION DEPT MATS	010.4213.5303	\$23.80
06/17/2016	271421	ARAMARK UNIFORM SERVICES	WATER DEPT UNIFORMS	640.4711.5143	\$55.67
06/17/2016	271421	ARAMARK UNIFORM SERVICES	WATER DEPT UNIFORMS	640.4711.5143	\$35.67
06/17/2016	271421	ARAMARK UNIFORM SERVICES	WATER DEPT UNIFORMS	640.4711.5143	\$21.67
06/17/2016	271421	ARAMARK UNIFORM SERVICES	WATER DEPT UNIFORMS	640.4711.5143	\$21.67
06/17/2016	271421	ARAMARK UNIFORM SERVICES	CORP YARD MATS	010.4213.5303	\$21.00
06/17/2016	271421	ARAMARK UNIFORM SERVICES	CORP YARD MATS	010.4213.5303	\$21.00
06/17/2016	271421	ARAMARK UNIFORM SERVICES	STREETS DEPT UNIFORMS	220.4303.5143	\$17.50
06/17/2016	271421	ARAMARK UNIFORM SERVICES	STREETS DEPT UNIFORMS	220.4303.5143	\$17.50
06/17/2016	271421	ARAMARK UNIFORM SERVICES	STREETS DEPT UNIFORMS	220.4303.5143	\$17.50
06/17/2016	271421	ARAMARK UNIFORM SERVICES	STREETS DEPT UNIFORMS	220.4303.5143	\$17.50
06/17/2016	271421	ARAMARK UNIFORM SERVICES	PARKS DEPT UNIFORMS	010.4420.5143	\$14.00
06/17/2016	271421	ARAMARK UNIFORM SERVICES	PARKS DEPT UNIFORMS	010.4420.5143	\$14.00
06/17/2016	271421	ARAMARK UNIFORM SERVICES	PARKS DEPT UNIFORMS	010.4420.5143	\$14.00
06/17/2016	271421	ARAMARK UNIFORM SERVICES	PARKS DEPT UNIFORMS	010.4420.5143	\$14.00
06/17/2016	271421	ARAMARK UNIFORM SERVICES	AUTO SHOP TOWELS	010.4305.5303	\$10.80
06/17/2016	271421	ARAMARK UNIFORM SERVICES	AUTO SHOP TOWELS	010.4305.5303	\$8.70
06/17/2016	271421	ARAMARK UNIFORM SERVICES	SEWER DEPT UNIFORMS	612.4610.5143	\$7.07

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

ATTACHMENT 1

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
06/17/2016	271421	ARAMARK UNIFORM SERVICES	SEWER DEPT UNIFORMS	612.4610.5143	\$7.07
06/17/2016	271421	ARAMARK UNIFORM SERVICES	SEWER DEPT UNIFORMS	612.4610.5143	\$7.07
06/17/2016	271421	ARAMARK UNIFORM SERVICES	SEWER DEPT UNIFORMS	612.4610.5143	\$7.07
06/17/2016	271421	ARAMARK UNIFORM SERVICES	BLDG MAINT UNIFORMS	010.4213.5143	\$7.00
06/17/2016	271421	ARAMARK UNIFORM SERVICES	BLDG MAINT UNIFORMS	010.4213.5143	\$7.00
06/17/2016	271421	ARAMARK UNIFORM SERVICES	BLDG MAINT UNIFORMS	010.4213.5143	\$7.00
06/17/2016	271421	ARAMARK UNIFORM SERVICES	BLDG MAINT UNIFORMS	010.4213.5143	\$7.00
06/17/2016	271421	ARAMARK UNIFORM SERVICES	SOTO SPORTS COMPLEX UNIFORMS	010.4430.5143	\$7.00
06/17/2016	271421	ARAMARK UNIFORM SERVICES	SOTO SPORTS COMPLEX UNIFORMS	010.4430.5143	\$7.00
06/17/2016	271421	ARAMARK UNIFORM SERVICES	SOTO SPORTS COMPLEX UNIFORMS	010.4430.5143	\$7.00
06/17/2016	271421	ARAMARK UNIFORM SERVICES	SOTO SPORTS COMPLEX UNIFORMS	010.4430.5143	\$7.00
06/17/2016	271421	ARAMARK UNIFORM SERVICES	AUTO SHOP UNIFORMS	010.4305.5143	\$3.50
06/17/2016	271421	ARAMARK UNIFORM SERVICES	AUTO SHOP UNIFORMS	010.4305.5143	\$3.50
06/17/2016	271421	ARAMARK UNIFORM SERVICES	AUTO SHOP UNIFORMS	010.4305.5143	\$3.50
06/17/2016	271421	ARAMARK UNIFORM SERVICES	AUTO SHOP UNIFORMS	010.4305.5143	\$3.50
06/17/2016	271420	ANIMAL SERVICES	FY 2015 - 2016 SLO COUNTY ANIM	010.4201.5321	\$21,259.25
06/17/2016	271419	ALCANTAR	PARK DEPOSIT REFUND STROTHER#2	010.0000.2206	\$30.00
06/17/2016	271418	AIRGAS USA, LLC	REFILL HELIUM TANK	010.4201.5504	\$188.51
06/17/2016	271418	AIRGAS USA, LLC	ACETYLENE/OXYGEN BOTTLE RENTAL	220.4303.5552	\$97.68
06/21/2016	271504	US POSTMASTER	POSTAGE FOR PROP 218 MAILING,	640.4710.5208	\$1,466.65
06/21/2016	271504	US POSTMASTER	POSTAGE FOR PROP 218 MAILING,	612.4610.5303	\$258.82
06/24/2016	271572	PERS - RETIREMENT	PPE 6/16/16-MISC TIER I	011.0000.2106	\$17,676.93
06/24/2016	271572	PERS - RETIREMENT	PPE 6/16/16-POLICE TIER I	011.0000.2106	\$15,823.99
06/24/2016	271572	PERS - RETIREMENT	PPE 6/16/16-FIRE TIER I	011.0000.2106	\$15,233.10
06/24/2016	271572	PERS - RETIREMENT	PPE 6/16/16-POLICE TIER II	011.0000.2106	\$4,346.55
06/24/2016	271572	PERS - RETIREMENT	PPE 6/16/16-MISC TIER II	011.0000.2106	\$3,116.75
06/24/2016	271572	PERS - RETIREMENT	PPE 6/16/16-MISC PEPRA	011.0000.2106	\$2,833.60
06/24/2016	271572	PERS - RETIREMENT	PPE 6/16/16-POLICE PEPRA	011.0000.2106	\$1,541.03
06/24/2016	271571	PERS - ACTIVE MED	ACTIVE HEALTH INSURANCE	011.0000.2109	\$119,415.98
06/24/2016	271571	PERS - ACTIVE MED	RETIREE HEALTH INSURANCE	010.4099.5136	\$5,231.72
06/24/2016	271571	PERS - ACTIVE MED	RETIREE HEALTH INSURANCE	220.4303.5136	\$764.02
06/24/2016	271571	PERS - ACTIVE MED	ACTIVE HEALTH ADMIN FEE	010.4145.5131	\$296.68
06/24/2016	271571	PERS - ACTIVE MED	RETIREE HEALTH INSURANCE	010.0000.1111	\$258.52
06/24/2016	271571	PERS - ACTIVE MED	RETIREE HEALTH INSURANCE	640.4710.5136	\$126.17
06/24/2016	271571	PERS - ACTIVE MED	ACTIVE FIRE HEALTH ADMIN FEE	010.0000.1111	\$85.54
06/24/2016	271570	ICMA RETIREMENT CORP	RETIREE MEDICAL	010.4099.5136	\$5,156.53
06/24/2016	271570	ICMA RETIREMENT CORP	RETIREE MEDICAL	220.4303.5136	\$534.38
06/24/2016	271570	ICMA RETIREMENT CORP	RETIREE MEDICAL	010.0000.1111	\$177.85

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
06/24/2016	271570	ICMA RETIREMENT CORP	RETIREE MEDICAL	640.4710.5136	\$45.51
06/24/2016	271569	ICMA RETIREMENT CORP	EE DEFERRED COMPENSATION-FLAT	011.0000.2117	\$5,212.96
06/24/2016	271569	ICMA RETIREMENT CORP	EE DEFERRED COMPENSATION-%	011.0000.2117	\$1,556.07
06/24/2016	271569	ICMA RETIREMENT CORP	ER DEFERRED COMPENSATION-FLAT	011.0000.2117	\$866.67
06/24/2016	271565	CA ST EMPLOYMENT DEVEL DEPT	STATE SDI CONTRIB-PAYDATE 6/24	011.0000.2111	\$1,200.35
06/24/2016	271564	CA ST EMPLOYMENT DEVEL DEPT	STATE PIT W/H-PAYDATE 6/24/16	011.0000.2108	\$12,356.20
06/24/2016	271563	ARROYO GRANDE	FEDERAL WITHHOLDING	011.0000.2104	\$40,057.09
06/24/2016	271563	ARROYO GRANDE	SOCIAL SECURITY	011.0000.2105	\$38,678.14
06/24/2016	271563	ARROYO GRANDE	MEDICARE	011.0000.2105	\$10,222.96
06/24/2016	271562	WHITEAKER	PARK DEPOSIT REFUND-RG#3	010.0000.2206	\$30.00
06/24/2016	271561	WALLACE GROUP A CALIF CORP	Implementation and Management	612.4610.5303	\$3,878.51
06/24/2016	271560	VISIT SAN LUIS OBISPO COUNTY	APRIL 2016 REMITTANCE	761.0000.2007	\$7,883.09
06/24/2016	271560	VISIT SAN LUIS OBISPO COUNTY	APRIL CITY ADMIN FEE	010.0000.4771	\$157.66
06/24/2016	271559	VERIZON WIRELESS	ACCT#472480460-00001, IPADS	010.4145.5403	\$444.19
06/24/2016	271558	VENCO POWER SWEEPING INC	MONTHLY SWEEPS	220.4303.5303	\$6,665.60
06/24/2016	271558	VENCO POWER SWEEPING INC	MONTHLY SWEEPS	010.4307.5303	\$1,666.40
06/24/2016	271557	UPS STORE	SHIPPING EXPENSE-SO CO TRANSIT	010.0000.1110	\$39.79
06/24/2016	271556	TRILLAS	PARK DEPOSIT REFUND-STROTHER#3	010.0000.2206	\$30.00
06/24/2016	271555	TRAILER BARN INC	4637-TRAILER	010.4201.6201	\$1,770.00
06/24/2016	271554	SWRCB-DWOC	GRADE I TREATMENT CERT-MIGUEL	640.4712.5501	\$55.00
06/24/2016	271553	SWRCB-DWOC	GRADE 2 TREATMENT CERT-CHRIS R	640.4712.5501	\$60.00
06/24/2016	271552	STREATOR PIPE & SUPPLY	NIPPLES FOR RUTH ANN SERVICE	640.4712.5610	\$30.54
06/24/2016	271552	STREATOR PIPE & SUPPLY	BRACKET FOR WELL #9	640.4711.5603	\$29.49
06/24/2016	271552	STREATOR PIPE & SUPPLY	UNION FOR WELL #9	640.4711.5603	\$10.26
06/24/2016	271551	ST JOHN'S LUTHERAN CHURCH	TWO QUILTING CLASSES-3/28 - 5/	010.4424.5251	\$500.00
06/24/2016	271551	ST JOHN'S LUTHERAN CHURCH	NEEDLE ARTS CLASS 5/13-6/24	010.4424.5251	\$250.00
06/24/2016	271550	SOUTH SLO COUNTY SANIT DIST	SEWER SERVICES COLLECTIONS	760.0000.2304	\$112,949.65
06/24/2016	271550	SOUTH SLO COUNTY SANIT DIST	2 SEWER SVCS HOOKUPS	760.0000.2305	\$4,950.00
06/24/2016	271550	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-215 E BRANCH	010.4145.5401	\$7.65
06/24/2016	271550	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-300 E BRANCH	010.4145.5401	\$7.65
06/24/2016	271550	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-211 VERNON ST	010.4145.5401	\$7.65
06/24/2016	271550	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-RANCHO GRANDE PARK	010.4145.5401	\$7.65
06/24/2016	271550	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-STROTHER PARK	010.4145.5401	\$7.65
06/24/2016	271550	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-SHORT ST RESTROOMS	010.4145.5401	\$7.65
06/24/2016	271550	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-ELM ST PARK	010.4145.5401	\$7.65
06/24/2016	271550	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-203 N RENA	010.4145.5401	\$7.65
06/24/2016	271550	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-1221 ASH ST	010.4145.5401	\$7.65
06/24/2016	271550	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-SOTO SPORTS COMPLEX	010.4145.5401	\$7.65

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

ATTACHMENT 1

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
06/24/2016	271550	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-211 N HALCYON RD	010.4145.5401	\$7.65
06/24/2016	271549	SLO COUNTY DEPT OF ENGINEERS	SEMI ANNUAL LOPEX WATER CONTRA	641.0000.1302	\$1,701,929.38
06/24/2016	271548	SANTANDER BANK	PUBLIC WORKS LEASE PYMTS-16/17	220.0000.1302	\$49,546.94
06/24/2016	271548	SANTANDER BANK	PUBLIC WORKS LEASE PYMTS-16/17	010.0000.1302	\$30,777.71
06/24/2016	271548	SANTANDER BANK	IT IMPORVEMENTS LEASE PYMTS-16	010.0000.1302	\$28,259.52
06/24/2016	271548	SANTANDER BANK	PUBLIC WORKS LEASE PYMTS-16/17	640.0000.1302	\$21,805.67
06/24/2016	271548	SANTANDER BANK	PUBLIC WORKS LEASE PYMTS-16/17	612.0000.1302	\$5,868.23
06/24/2016	271547	SANCHEZ	PARK DEPOSIT REFUND-RG#2	010.0000.2206	\$30.00
06/24/2016	271546	S. CHAVES CONSTRUCTION INC	Soto Sports Complex Barrier Re	350.5548.7001	\$75,574.12
06/24/2016	271546	S. CHAVES CONSTRUCTION INC	Contingency	350.5548.7201	\$2,605.20
06/24/2016	271545	RICKENBACH, AICP	PLANNING PROJECT MGMT-CHERRY A	010.0000.2554	\$3,105.00
06/24/2016	271544	RHODES	PARK DEPOSIT REFUND-STROTHER#1	010.0000.2206	\$30.00
06/24/2016	271543	RASMUSSIN	PARK DEPOSIT REFUND-ROTARY BAN	010.0000.2206	\$30.00
06/24/2016	271542	PARAMOUNT CLEANERS	UNIFORM CLEANING-PATROL	010.4203.5303	\$433.25
06/24/2016	271542	PARAMOUNT CLEANERS	UNIFORM CLEANING-SUPPORT SVCS	010.4204.5303	\$271.50
06/24/2016	271542	PARAMOUNT CLEANERS	UNIFORM CLEANING-ADMIN	010.4201.5303	\$27.50
06/24/2016	271541	PACIFIC GAS & ELECTRIC CO	ELECTRIC-300 E BRANCH	010.4145.5401	\$1,161.40
06/24/2016	271541	PACIFIC GAS & ELECTRIC CO	ELECTRIC-LIFT STN#7, 232 CRANB	612.4610.5402	\$314.21
06/24/2016	271541	PACIFIC GAS & ELECTRIC CO	ELECTRIC-105 SHORT ST	010.4145.5401	\$59.42
06/24/2016	271541	PACIFIC GAS & ELECTRIC CO	ELECTRIC-SHORT ST	010.4145.5401	\$52.55
06/24/2016	271540	O'GORDEN	PARK DEPOSIT REFUND-STROTHER#2	010.0000.2206	\$30.00
06/24/2016	271539	OFFICE DEPOT	MISC OFFICE SUPPLIES	010.4120.5201	\$97.97
06/24/2016	271538	NEICE	PARK DEPOSIT REFUND-RG#2	010.0000.2206	\$30.00
06/24/2016	271537	MINER'S ACE HARDWARE, INC	RES #4 PARTS	640.4712.5609	\$26.97
06/24/2016	271537	MINER'S ACE HARDWARE, INC	BIBB HOSE-CORP YARD	640.4712.5604	\$10.79
06/24/2016	271537	MINER'S ACE HARDWARE, INC	WELL #9 HARDWARE	640.4711.5603	\$6.00
06/24/2016	271536	MIERAU	PARK DEPOSIT REFUND-RG #1	010.0000.2206	\$30.00
06/24/2016	271535	LUCIA MAR UNIFIED SCHOOL DIST	04/16-ADULT BASKETBALL LEAGUE-	010.4424.5257	\$923.20
06/24/2016	271535	LUCIA MAR UNIFIED SCHOOL DIST	03/16-ADULT BASKETBALL LEAGUE-	010.4424.5257	\$851.70
06/24/2016	271535	LUCIA MAR UNIFIED SCHOOL DIST	BUS FEE-ELM KINDERGARTEN TRANS	010.4425.5303	\$700.00
06/24/2016	271535	LUCIA MAR UNIFIED SCHOOL DIST	05/16-ADULT BASKETBALL	010.4424.5257	\$479.25
06/24/2016	271535	LUCIA MAR UNIFIED SCHOOL DIST	04/16-REC BASKETBALL CLASS-PAU	010.4424.5251	\$259.80
06/24/2016	271535	LUCIA MAR UNIFIED SCHOOL DIST	03/16-REC BASKETBALL CLASS-PAU	010.4424.5251	\$259.80
06/24/2016	271535	LUCIA MAR UNIFIED SCHOOL DIST	05/16-REC BASKETBALL CLASS-PAU	010.4424.5251	\$245.00
06/24/2016	271535	LUCIA MAR UNIFIED SCHOOL DIST	02/16-ADULT BASKETBALL LEAGUE-	010.4424.5257	\$71.50
06/24/2016	271534	KEY TERMITE & PEST CONTROL	REMOVE WASP NEST FROM METER BO	640.4712.5303	\$125.00
06/24/2016	271533	JACOBSON	LEPOINT ST LEASE-07/16	218.0000.1302	\$390.00
06/24/2016	271532	HEYDE	PARK DEPOSIT REFUND-COMM CTR	010.0000.2206	\$200.00

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

ATTACHMENT 1

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
06/24/2016	271532	HEYDE	PARK DEPOSIT REFUND-COMM CTR	010.0000.2206	\$200.00
06/24/2016	271532	HEYDE	SUPERVISION-9 HRS X \$10/HR	010.0000.4353	\$90.00
06/24/2016	271531	HAWKES REAL ESTATE APPRAISAL	APPRAISAL JACOBSON PROPERTY-LE	350.5422.7302	\$1,600.00
06/24/2016	271530	HARRISON	PARK DEPOSIT REFUND-STROTHER#3	010.0000.2206	\$30.00
06/24/2016	271529	HAAKER EQUIPMENT, INC	(1) TUBE HANDLE	612.4610.5603	\$87.16
06/24/2016	271528	GUTIERREZ	LEPOINT STREET LEASE-07/16	218.0000.1302	\$2,000.00
06/24/2016	271527	GRAINGER, INC	1 CASE HAND SANITIZER	612.4610.5255	\$39.53
06/24/2016	271526	GONZALES	PARK DEPOSIT REFUND-STROTHER#1	010.0000.2206	\$30.00
06/24/2016	271525	FIVE CITIES YOUTH BASKETBALL	PYMT FOR YOUTH BASKETBALL 15/1	010.0000.4613	\$8,991.46
06/24/2016	271524	FERGUSON ENTERPRISES, INC	6" VALVE & FITTINGS-BRIGHTON/O	640.4712.5610	\$1,068.12
06/24/2016	271524	FERGUSON ENTERPRISES, INC	SERVICE SADDLE FOR WELL #9	640.4711.5603	\$106.02
06/24/2016	271523	ECS IMAGING, INC.	Fujitsu fi-7160 Desktop Scanne	010.4130.6001	\$995.00
06/24/2016	271523	ECS IMAGING, INC.	Fujitsu fi-7160 Desktop Scanne	010.4212.6001	\$995.00
06/24/2016	271523	ECS IMAGING, INC.	Fujitsu fi-7160 Desktop Scanne	010.4301.6001	\$995.00
06/24/2016	271523	ECS IMAGING, INC.	3 year advanced warranty	010.4130.6001	\$202.98
06/24/2016	271523	ECS IMAGING, INC.	3 year advanced warranty	010.4212.6001	\$197.01
06/24/2016	271523	ECS IMAGING, INC.	3 year advanced warranty	010.4301.6001	\$197.01
06/24/2016	271523	ECS IMAGING, INC.	Sales Tax	010.4130.6001	\$79.60
06/24/2016	271523	ECS IMAGING, INC.	Sales Tax	010.4212.6001	\$79.60
06/24/2016	271523	ECS IMAGING, INC.	Sales Tax	010.4301.6001	\$79.60
06/24/2016	271522	DORIS BROS TROPHIES INC	SPRING SOFTBALL TROPHIES	010.4424.5257	\$201.25
06/24/2016	271522	DORIS BROS TROPHIES INC	Freight	010.4424.5257	\$132.00
06/24/2016	271522	DORIS BROS TROPHIES INC	SUMMER BASKETBALL TROPHIES	010.4424.5257	\$115.00
06/24/2016	271522	DORIS BROS TROPHIES INC	PLAQUES	010.4424.5257	\$88.00
06/24/2016	271522	DORIS BROS TROPHIES INC	Freight	010.4424.5257	\$13.00
06/24/2016	271521	CUSTOM SEWING	UNIFORM ALTERATIONS/PATCHES-PA	010.4203.5272	\$90.00
06/24/2016	271521	CUSTOM SEWING	UNIFORM ALTERATIONS/PATCHES-PA	010.4203.5272	\$55.00
06/24/2016	271521	CUSTOM SEWING	UNIFORM ALTERATIONS/PATCHES-PA	010.4203.5272	\$50.00
06/24/2016	271521	CUSTOM SEWING	UNIFORM ALTERATIONS/PATCHES-PA	010.4203.5272	\$40.00
06/24/2016	271521	CUSTOM SEWING	UNIFORM ALTERATIONS/PATCHES-PA	010.4203.5272	\$40.00
06/24/2016	271521	CUSTOM SEWING	UNIFORM ALTERATIONS/PATCHES-PA	010.4203.5272	\$20.00
06/24/2016	271521	CUSTOM SEWING	UNIFORM ALTERATIONS/PATCHES-PA	010.4203.5272	\$20.00
06/24/2016	271521	CUSTOM SEWING	UNIFORM ALTERATIONS/PATCHES-PA	010.4203.5272	\$20.00
06/24/2016	271521	CUSTOM SEWING	UNIFORM ALTERATIONS/PATCHES-PA	010.4203.5272	\$10.00
06/24/2016	271521	CUSTOM SEWING	UNIFORM ALTERATIONS/PATCHES-PA	010.4203.5272	\$10.00
06/24/2016	271521	CUSTOM SEWING	UNIFORM ALTERATIONS/PATCHES-PA	010.4203.5272	\$10.00
06/24/2016	271521	CUSTOM SEWING	UNIFORM ALTERATIONS/PATCHES-PA	010.4203.5272	\$10.00
06/24/2016	271520	CURRAN	PARK DEPOSIT REFUND-RG#1	010.0000.2206	\$30.00

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
06/24/2016	271519	COMPLUS DATA INNOVATIONS INC	PARKING CITATION PROCESSING F	010.4204.5303	\$27.15
06/24/2016	271518	CHARTER COMMUNICATIONS	BUSINESS TV	010.4307.5303	\$45.43
06/24/2016	271517	CHAPARRAL	MAINT AGREEMENT-COPIER	010.4204.5602	\$125.50
06/24/2016	271516	CENTRAL VALLEY TOXICOLOGY INC	CVT 16-5051 AGPD CASE#1600664	010.4204.5324	\$78.00
06/24/2016	271515	CALIFORNIA JPIA	GENERAL LIABILITY-16/17	010.0000.1302	\$471,614.00
06/24/2016	271515	CALIFORNIA JPIA	WORKERS COMPENSATION-16/17	010.0000.1302	\$402,262.00
06/24/2016	271514	BRENNTAG PACIFIC INC	4 DRUMS SODIUM HYPOCHLORITE	640.4712.5274	\$788.60
06/24/2016	271514	BRENNTAG PACIFIC INC	330 GALL SODIUM HYPOCHLORITE	640.4712.5274	\$641.47
06/24/2016	271514	BRENNTAG PACIFIC INC	DRUM DEPOSIT RETURN CREDIT	640.4712.5274	\$240.00
06/24/2016	271514	BRENNTAG PACIFIC INC	DRUM DEPOSIT RETURN CREDIT	640.4712.5274	\$120.00
06/24/2016	271514	BRENNTAG PACIFIC INC	DRUM DEPOSIT RETURN CREDIT	640.4712.5274	\$120.00
06/24/2016	271513	BOB'S EXPRESS WASH	CAR WASH-PD PATROL	010.4203.5601	\$172.00
06/24/2016	271513	BOB'S EXPRESS WASH	CAR WASH-PD SUPPORT SVCS	010.4204.5601	\$84.00
06/24/2016	271513	BOB'S EXPRESS WASH	CAR WASH-PW	640.4712.5601	\$42.00
06/24/2016	271513	BOB'S EXPRESS WASH	CAR WASH-PD ADMIN	010.4201.5601	\$8.00
06/24/2016	271513	BOB'S EXPRESS WASH	CAR WASH-ENGINEERING	010.4301.5608	\$8.00
06/24/2016	271512	BLUEPRINT EXPRESS	COUNCIL CHAMBERS ADA IMPROVEME	350.5442.7301	\$375.00
06/24/2016	271511	BLACKMON	REIMB FOR GRADE 1 TREATMENT CE	640.4712.5501	\$55.00
06/24/2016	271510	BIG BRAND TIRE CO.	4619-OIL CHANGE	010.4204.5601	\$42.31
06/24/2016	271510	BIG BRAND TIRE CO.	RESURFACE LOOSE BRAKE ROTORS	010.4203.5601	\$20.00
06/24/2016	271509	BARNEY	CASH FOR GRASS REBATE-3241 SQF	226.4306.5554	\$3,241.00
06/24/2016	271508	ANDERSON & COMPANY	APPRAISAL GUTIERREZ PROPERTY-L	350.5422.7302	\$3,000.00
06/24/2016	271507	AMEC FOSTER WHEELER	CHERRY AVE SPECIFIC PLAN EIR	010.0000.2556	\$1,830.97
06/24/2016	271506	ALLIANCE READY MIX, INC	1 SK SLURRY-OAK PARK BRIGHTON	640.4712.5610	\$360.72
06/24/2016	271505	ABALONE COAST ANALYTICAL INC	BACTI SAMPLES-MAIN SHUTDOWN	640.4710.5310	\$40.00
06/29/2016	271573	THOMPSON	TRAVEL REIM PLANNING OF CITY M	010.4101.5501	\$330.48
06/30/2016	271646	WINEMA INDUSTRIAL &	SAFETY VEST-CARMEN	010.4301.5255	\$35.46
06/30/2016	271645	WICKS	PARK DEPOSIT REFUND-STROTHER #	010.0000.2206	\$30.00
06/30/2016	271644	WATERBOYS PLUMBING	Continuation of the City's Plu	226.4306.5303	\$760.00
06/30/2016	271644	WATERBOYS PLUMBING	Continuation of the City's Plu	226.4306.5303	\$750.00
06/30/2016	271644	WATERBOYS PLUMBING	Continuation of the City's Plu	226.4306.5303	\$610.00
06/30/2016	271644	WATERBOYS PLUMBING	Continuation of the City's Plu	226.4306.5303	\$549.00
06/30/2016	271644	WATERBOYS PLUMBING	Continuation of the City's Plu	226.4306.5303	\$515.00
06/30/2016	271644	WATERBOYS PLUMBING	Continuation of the City's Plu	226.4306.5303	\$510.00
06/30/2016	271644	WATERBOYS PLUMBING	Continuation of the City's Plu	226.4306.5303	\$510.00
06/30/2016	271644	WATERBOYS PLUMBING	Continuation of the City's Plu	226.4306.5303	\$500.00
06/30/2016	271644	WATERBOYS PLUMBING	Continuation of the City's Plu	226.4306.5303	\$110.00
06/30/2016	271643	WATER SYSTEMS CONSULTING INC	N. CITIES STAFF SUPPORT SVCS	640.4710.5303	\$1,787.17

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
06/30/2016	271642	VALENTINO	PARK DEPOSIT REFUND-RG#2	010.0000.2206	\$30.00
06/30/2016	271641	UNITED STAFFING ASSOC.	PAYROLL FOR:W. GUZZIE, W/E 6/1	010.4420.5303	\$1,057.61
06/30/2016	271641	UNITED STAFFING ASSOC.	PAYROLL FOR:W. DOUGLAS, W/E 06	010.4420.5303	\$493.56
06/30/2016	271640	SUNSET NORTH CAR WASH	CAR WASHES-BLDG DEPT	010.4212.5601	\$120.00
06/30/2016	271640	SUNSET NORTH CAR WASH	CAR WASHES-AUTO	010.4305.5601	\$104.49
06/30/2016	271640	SUNSET NORTH CAR WASH	CAR WASHES-IT DEPT	010.4140.5601	\$31.44
06/30/2016	271640	SUNSET NORTH CAR WASH	CAR WASHES-WATER DEPT	640.4712.5601	\$27.19
06/30/2016	271639	STREATOR PIPE & SUPPLY	TOILET SEAT-SOTO	010.4430.5255	\$97.31
06/30/2016	271638	SITEONE LANDSCAPE SUPPLY LLC	(12) RISERS, (2) I40	010.4430.5255	\$129.23
06/30/2016	271638	SITEONE LANDSCAPE SUPPLY LLC	DIAPHRAGM ASSEMBLY-SOTO	010.4430.5605	\$18.51
06/30/2016	271637	SHOALS	PARK RENTAL FEE REFUND-STROTHER	010.0000.4354	\$75.00
06/30/2016	271637	SHOALS	PARK DEPOSIT REFUND-STROTHER#2	010.0000.2206	\$30.00
06/30/2016	271636	SE TECHNOLOGIES	(6) UNISTRUT POST	220.4303.5613	\$275.40
06/30/2016	271635	SCOTT	PARK DEPOSIT REFUND-ELM ST BBQ	010.0000.2206	\$30.00
06/30/2016	271634	RIVERA	PARK DEPOSIT REFUND-STROTHER#2	010.0000.2206	\$30.00
06/30/2016	271633	RIGONI	REIMB FOR GRADE T-2 CERTIFICAT	640.4712.5501	\$60.00
06/30/2016	271632	RAILSBACK	PARK DEPOSIT REFUND-RG#1	010.0000.2206	\$30.00
06/30/2016	271631	RA DESIGNS	BANNER FOR FAMILY FUN DAY	010.4424.5252	\$105.00
06/30/2016	271630	PRAGER	LANGUAGE TESTING: E. ESPARZA,	010.4203.5150	\$80.00
06/30/2016	271630	PRAGER	LANGUAGE TESTING E. ESPARZA OR	010.4203.5150	\$40.00
06/30/2016	271630	PRAGER	LANGUAGE TESTING-M. ROBLES, OR	640.4712.5150	\$40.00
06/30/2016	271629	PACIFIC GAS & ELECTRIC CO	ELECTRIC-484 BAKEMAN LN	219.4460.5304	\$7.87
06/30/2016	271628	OMNI MEANS LTD	HALCYON COMPLETE STREETS PLAN	350.5606.7701	\$3,904.00
06/30/2016	271628	OMNI MEANS LTD	E CHERRY AVE SPECIFIC PLAN TIA	010.0000.2554	\$1,563.00
06/30/2016	271627	NORCAST TELECOM NETWORKS	METRO INTERNET CIRCUIT	010.4140.5303	\$346.14
06/30/2016	271626	MULLAHEY FORD	PW16-THE WORKS	220.4303.5601	\$45.48
06/30/2016	271625	MNS ENGINEERS INC	Tract 3072 Map Review	010.0000.2558	\$2,200.00
06/30/2016	271624	MINER'S ACE HARDWARE, INC	PW ADMIN-BATTERIES, CHARGER	220.4303.5255	\$106.58
06/30/2016	271624	MINER'S ACE HARDWARE, INC	KINGO IRRIGATION REPAIR SUPPLI	010.4420.5605	\$37.14
06/30/2016	271624	MINER'S ACE HARDWARE, INC	FASTENERS	220.4303.5613	\$23.18
06/30/2016	271623	MELLO & SON'S PUMPS & MOTORS	REPAIR TO WELL #5 STARTER CIRC	640.4711.5603	\$235.65
06/30/2016	271622	MANAGED HEALTH NETWORK	JULY 2016 MANAGED HEALTH NETWO	010.4145.5147	\$269.61
06/30/2016	271621	LOPEZ	REFUND-HAIRBRAIDING CLASS 7/27	010.0000.4605	\$15.00
06/30/2016	271620	LOPEZ	PARK DEPOSIT REFUND-ELM ST BBQ	010.0000.2206	\$30.00
06/30/2016	271619	LEVEL 3 COMMUNICATIONS LLC	SHORETEL PHONE CHRGS-CITY HALL	010.4145.5403	\$539.96
06/30/2016	271619	LEVEL 3 COMMUNICATIONS LLC	SHORETEL PHONE CHRGS-PD	010.4201.5403	\$539.96
06/30/2016	271618	INDOFF, INC	OFFICE SUPPLIES-SEWER	612.4610.5201	\$152.90
06/30/2016	271618	INDOFF, INC	OFFICE SUPPLIES-PW ADMIN	010.4307.5201	\$152.89

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
06/30/2016	271617	HARMON	MILEAGE FOR CONFERENCE-314 MIL	010.4001.5501	\$169.56
06/30/2016	271616	GAS COMPANY	GAS SERVICES-1500 W BRANCH	010.4145.5401	\$15.24
06/30/2016	271615	FERGUSON ENTERPRISES, INC	(1) 2.5" SILENT CHECK VALVE-WE	640.5944.7001	\$478.29
06/30/2016	271614	EARTH SYSTEMS PACIFIC	Subsurface investigation for t	640.5924.7501	\$2,250.00
06/30/2016	271614	EARTH SYSTEMS PACIFIC	COMPACTION TESTS FOR LIFT STN#	612.5851.7001	\$1,520.25
06/30/2016	271613	DEWAR, INC	6894 GALL #87 GAS-CITY YARD	010.0000.1202	\$16,115.16
06/30/2016	271612	DE MELLO	PARK RENTAL FEE REFUND-ELM ST	010.0000.4354	\$75.00
06/30/2016	271612	DE MELLO	PARK DEPOSIT REFUND-ELM ST BBQ	010.0000.2206	\$30.00
06/30/2016	271611	CURRIER	PARK DEPOSIT REFUND-STROTHER#1	010.0000.2206	\$30.00
06/30/2016	271610	CREATIVE FENCE CO.	FENCE REPAIR-POPLAR BASIN	010.4420.5303	\$1,400.00
06/30/2016	271609	CRANDALL CONSTRUCTION	FORCE ACCOUNT FOR ISLAND AT TH	350.5638.7001	\$5,088.20
06/30/2016	271608	COASTLINE EQUIPMENT(DBA)	Purchase a new Bomag Vibra Pla	220.4303.5273	\$1,999.00
06/30/2016	271608	COASTLINE EQUIPMENT(DBA)	Sales Tax	220.4303.5273	\$159.92
06/30/2016	271607	CLAY'S SEPTIC & JETTING INC	RODDING REC DEPT SEWER LINE W/	010.4213.5303	\$645.00
06/30/2016	271607	CLAY'S SEPTIC & JETTING INC	CLEAN WOMEN'S CLUB SEWER LINE	612.4610.5610	\$545.00
06/30/2016	271606	CIVICPLUS	WEBSITE ADMIN TRAINING	010.4140.5303	\$300.00
06/30/2016	271605	CHARTER COMMUNICATIONS	BUSINESS DARK FIBER-REC DEPT	010.4145.5401	\$710.64
06/30/2016	271605	CHARTER COMMUNICATIONS	IT BROADBAND CONNECTION	010.4140.5303	\$250.00
06/30/2016	271605	CHARTER COMMUNICATIONS	BUSINESS TV-300 E BRANCH	010.4145.5401	\$50.76
06/30/2016	271605	CHARTER COMMUNICATIONS	BUSINESS TV-215 E BRANCH	010.4145.5401	\$46.53
06/30/2016	271605	CHARTER COMMUNICATIONS	BUSINESS DARK FIBER-215 E BRAN	010.4145.5401	\$26.72
06/30/2016	271605	CHARTER COMMUNICATIONS	BUSINESS TV-REC DEPT	010.4145.5401	\$12.72
06/30/2016	271604	CENTRAL COAST PRINTING	MISC REC FLYERS	010.4102.5255	\$300.35
06/30/2016	271604	CENTRAL COAST PRINTING	REC SERVICES RECEIPTS	010.4102.5255	\$207.36
06/30/2016	271604	CENTRAL COAST PRINTING	LEAVE OF ABSENCE FORMS	010.4102.5255	\$75.60
06/30/2016	271604	CENTRAL COAST PRINTING	BC-JONATHAN HURST	010.4102.5255	\$45.36
06/30/2016	271604	CENTRAL COAST PRINTING	BC-VANESSA NICHOLS	010.4102.5255	\$45.36
06/30/2016	271604	CENTRAL COAST PRINTING	BC: KORD SCHMIDT	010.4102.5255	\$45.36
06/30/2016	271603	CARQUEST AUTO PARTS	AIR FILTERS-P75 PARKS	010.4430.5603	\$18.17
06/30/2016	271602	CA ST EMPLOYMENT DEVEL DEPT	UNEMPLOYMENT-FCFA RESERVE FF	010.0000.1111	\$148.00
06/30/2016	271602	CA ST EMPLOYMENT DEVEL DEPT	UNEMPLOYMENT-REC FACILITY ATTE	010.4421.5142	\$138.00
06/30/2016	271602	CA ST EMPLOYMENT DEVEL DEPT	UNEMPLOYMENT-PENALTIES & INTER	010.4145.5508	\$46.09
06/30/2016	271602	CA ST EMPLOYMENT DEVEL DEPT	UNEMPLOYMENT-PENALTIES & INTER	010.4145.5508	\$27.45
06/30/2016	271602	CA ST EMPLOYMENT DEVEL DEPT	UNEMPLOYMENT-CDD INTERN	010.4130.5142	\$18.33
06/30/2016	271601	BURDINE PRINTING (DBA)	UWMP-7 COPIES FOR COUNCIL	640.4710.5306	\$200.63
06/30/2016	271601	BURDINE PRINTING (DBA)	PLUMBING RETROFIT FORMS (600)	226.4306.5306	\$160.92
06/30/2016	271600	BREZDEN PEST CONTROL, INC	PEST CONTROL:WOMENS CLUB	010.4213.5303	\$84.00
06/30/2016	271599	BLUEPRINT EXPRESS	ENGINEERING STANDARDS-2016	010.4130.5201	\$523.55

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
06/30/2016	271598	BARROW	SPECIAL EVENT SUPPLIES	010.4424.5252	\$233.64
06/30/2016	271598	BARROW	PRESCHOOL SUPPLIES	010.4423.5254	\$98.28
06/30/2016	271597	BANK OF AMERICA	SCHOOL YEAR SUPPLIES	010.4425.5255	\$1,090.60
06/30/2016	271597	BANK OF AMERICA	OFFICE DEPOT	010.4307.5303	\$745.18
06/30/2016	271597	BANK OF AMERICA	SNACK SUPPLIES	010.4425.5259	\$682.62
06/30/2016	271597	BANK OF AMERICA	SPECIAL EVENTS-FATHER DAUGHTER	010.4424.5252	\$657.00
06/30/2016	271597	BANK OF AMERICA	DOCUTEAM SHREDDING	010.4002.5303	\$435.00
06/30/2016	271597	BANK OF AMERICA	THOMPSON-MEMBERSHIP CA CITY MG	010.4101.5501	\$400.00
06/30/2016	271597	BANK OF AMERICA	OFFICE MAX/OFFICE DEPOT	010.4307.5303	\$323.99
06/30/2016	271597	BANK OF AMERICA	ACCTG MGR JOB POSTING	010.4120.5316	\$320.00
06/30/2016	271597	BANK OF AMERICA	FUN EXPRESS	010.4424.5252	\$311.98
06/30/2016	271597	BANK OF AMERICA	MASA/SPORTSADVANTAGES	010.4430.5603	\$239.40
06/30/2016	271597	BANK OF AMERICA	PRINTER FUSER KIT	010.4120.5306	\$221.42
06/30/2016	271597	BANK OF AMERICA	IT-MONITOR	010.4140.6101	\$176.98
06/30/2016	271597	BANK OF AMERICA	CSMFO MEMBERSHIP DUES	010.4120.5503	\$110.00
06/30/2016	271597	BANK OF AMERICA	OFFICE SUPPLIES/CM NAME BADGE	010.4101.5201	\$100.94
06/30/2016	271597	BANK OF AMERICA	JOB RECRUITMENT EXPENSE-PLANNI	010.4130.5316	\$95.32
06/30/2016	271597	BANK OF AMERICA	SMART N FINAL	010.4424.5252	\$92.02
06/30/2016	271597	BANK OF AMERICA	OFFICE DEPOT	010.4421.5201	\$86.88
06/30/2016	271597	BANK OF AMERICA	FUN EXPRESS	010.4423.5254	\$85.61
06/30/2016	271597	BANK OF AMERICA	OFFICE SUPPLIES	010.4101.5201	\$75.50
06/30/2016	271597	BANK OF AMERICA	PRESCHOOL SUPPLIES	010.4423.5253	\$67.95
06/30/2016	271597	BANK OF AMERICA	OFFICE DEPOT	010.4424.5252	\$67.50
06/30/2016	271597	BANK OF AMERICA	TRAINING MATERIAL-WEBINAR	010.4130.5501	\$60.00
06/30/2016	271597	BANK OF AMERICA	WALMART	010.4307.5201	\$57.94
06/30/2016	271597	BANK OF AMERICA	Freight	010.4430.5603	\$42.80
06/30/2016	271597	BANK OF AMERICA	TRAINING MATERIAL-PARKING	010.4130.5501	\$30.00
06/30/2016	271597	BANK OF AMERICA	CHAMBER BREAKFAST W/ MAYOR-WET	010.4002.5501	\$26.00
06/30/2016	271597	BANK OF AMERICA	GFOA INTERPRET FIN STMTS BOOKL	010.4120.5503	\$25.00
06/30/2016	271597	BANK OF AMERICA	AGGB CHAMBER LUNCHEON-THOMPSON	010.4101.5501	\$18.00
06/30/2016	271597	BANK OF AMERICA	AGGB CHAMBER LUNCHEON-MCCLISH	010.4130.5501	\$18.00
06/30/2016	271597	BANK OF AMERICA	IT-CABLE	010.4140.5602	\$15.76
06/30/2016	271597	BANK OF AMERICA	Freight	010.4423.5253	\$14.71
06/30/2016	271597	BANK OF AMERICA	Freight	010.4140.5602	\$8.28
06/30/2016	271597	BANK OF AMERICA	SLO PARKING	010.4101.5501	\$3.00
06/30/2016	271597	BANK OF AMERICA	NEW CC MACH TEST TRANSACTIONS	010.0000.4818	\$2.00
06/30/2016	271596	BAKER, MANOCK & JENSEN, PC	SM VALLEY WATER RIGHTS ADJUD.	640.4710.5575	\$1,305.63
06/30/2016	271595	ARMANDICO	PARK DEPOSIT REFUND-STROTHER#2	010.0000.2206	\$30.00

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

ATTACHMENT 1

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
06/30/2016	271594	AH SIR BOUNCE A LOT	BOUNCE HOUSE AT FAMILY FUN DAY	010.4424.5252	\$85.00
06/30/2016	271593	VISION SERVICE PLAN	JULY 2016 PREMIUMS	011.0000.2119	\$2,012.16
06/30/2016	271593	VISION SERVICE PLAN	JULY 2016 PREMIUM RETIREES	010.4099.5133	\$463.73
06/30/2016	271592	US BANK OF CALIFORNIA	EE PARS CONTRIB-PAYDATE 6/24/1	011.0000.2107	\$2,399.15
06/30/2016	271592	US BANK OF CALIFORNIA	ER PARS CONTRIB-PAYDATE 6/24/1	011.0000.2107	\$599.83
06/30/2016	271591	STANDARD INSURANCE CO	JULY 2016 PREMIUM-LIFE INSURAN	011.0000.2113	\$2,920.36
06/30/2016	271590	S.E.I.U. LOCAL 620	SEIU DUES-JUNE 2016	011.0000.2118	\$1,473.72
06/30/2016	271589	LEGALSHIELD	JUNE 2016 LEGAL SVCS	011.0000.2125	\$306.00
06/30/2016	271588	FIVE CITIES FIREFIGHTERS ASSOC	AG FIRE ASSN DUES-JUNE 2016	011.0000.2115	\$240.00
06/30/2016	271587	DELTA DENTAL	JUL 2016 DELTA DENTAL PREMIUM	011.0000.2110	\$8,630.75
06/30/2016	271587	DELTA DENTAL	JUL 2016 DELTA DENTAL PREMIUM-	010.4099.5132	\$1,726.15
06/30/2016	271586	CA ST EMPLOYMENT DEVEL DEPT	STATE PIT W/H-PAYDATE 6/29/16	011.0000.2108	\$2,351.42
06/30/2016	271585	ARROYO GRANDE	FEDERAL WITHHOLDING	011.0000.2104	\$7,573.38
06/30/2016	271585	ARROYO GRANDE	SOCIAL SECURITY	011.0000.2105	\$3,127.52
06/30/2016	271585	ARROYO GRANDE	MEDICARE	011.0000.2105	\$752.66
06/30/2016	271584	ARROYO GRANDE POLICE ASSN	AG POLICE ASSN DUES-JUNE 2016	011.0000.2116	\$2,965.00
06/30/2016	271583	AG PROFESSIONAL FIREFIGHTERS	CAREER FF ASSN DUES-JUNE 2016	011.0000.2115	\$2,250.00
06/30/2016	271582	AFLAC INSURANCE	JUNE 2016 SUPPLEMENTAL INSURAN	011.0000.2126	\$1,714.46
06/30/2016	271581	QUAGLINO	UB Refund Cst #00000449	640.0000.2301	\$4.37
06/30/2016	271580	MC GARTH	UB Refund Cst #00006217	640.0000.2301	\$884.55
06/30/2016	271579	LINTNER	UB Refund Cst #00003832	640.0000.2301	\$126.37
06/30/2016	271578	JOHNSON	UB Refund Cst #00022168	640.0000.2301	\$180.00
06/30/2016	271577	GUNDERSON	UB Refund Cst #00020326	640.0000.2301	\$108.86
06/30/2016	271576	FREDERICK	UB Refund Cst #00023980	640.0000.2301	\$75.14
06/30/2016	271575	FERRANTE	UB Refund Cst #00022784	640.0000.2301	\$138.64
06/30/2016	271574	BENJAMIN	UB Refund Cst #00022492	640.0000.2301	\$82.44
07/08/2016	271744	WINEMA INDUSTRIAL &	FIRST AID SUPPLIES	640.4712.5255	\$17.05
07/08/2016	271744	WINEMA INDUSTRIAL &	FIRST AID SUPPLIES	010.4430.5255	\$17.04
07/08/2016	271744	WINEMA INDUSTRIAL &	FIRST AID SUPPLIES	220.4303.5255	\$17.04
07/08/2016	271744	WINEMA INDUSTRIAL &	FIRST AID SUPPLIES	612.4610.5255	\$17.04
07/08/2016	271743	WILLMOTT	ADULT SOFTBALL SCORER- (15 GAM	010.4424.5352	\$165.00
07/08/2016	271742	WATER SYSTEMS CONSULTING INC	Prepare the 2015 Urban Water M	640.4710.5303	\$6,871.71
07/08/2016	271742	WATER SYSTEMS CONSULTING INC	HOTEL SEWER EVALUATION	010.0000.2559	\$3,000.00
07/08/2016	271742	WATER SYSTEMS CONSULTING INC	Alpine St Waterline Improvemen	640.5690.7501	\$941.25
07/08/2016	271740	UPS STORE	POSTAGE-THEFTS FROM VEHICLE FL	010.4201.5208	\$126.92
07/08/2016	271739	UNITED STAFFING ASSOC.	PAYROLL FOR:W DOUGLAS, W/E 6/2	010.4420.5303	\$1,057.20
07/08/2016	271739	UNITED STAFFING ASSOC.	PAYROLL FOR:W GUZZIE, W/E 6/26	010.4420.5303	\$1,015.72
07/08/2016	271739	UNITED STAFFING ASSOC.	PAYROLL FOR:W GUZZIE W/E 6/19/	010.4420.5303	\$1,001.21

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
07/08/2016	271739	UNITED STAFFING ASSOC.	PAYROLL FOR:W DOUGLAS, W/E 6/1	010.4420.5303	\$1,001.21
07/08/2016	271737	STREATOR PIPE & SUPPLY	4" FITTING FOR WOMEN'S CLUB LA	612.4610.5610	\$34.24
07/08/2016	271737	STREATOR PIPE & SUPPLY	CREDIT-4" CPLG WOMEN'S CLUB	612.4610.5610	\$29.84
07/08/2016	271737	STREATOR PIPE & SUPPLY	4" FITTING FOR WOMEN'S CLUB LA	612.4610.5610	\$15.78
07/08/2016	271737	STREATOR PIPE & SUPPLY	4" CPLG FOR COURTLAND LATERAL	612.4610.5610	\$13.50
07/08/2016	271736	STAUB	ADULT BASKETBALL SCORER-20 GAM	010.4424.5352	\$240.00
07/08/2016	271735	STATEWIDE SAFETY & SIGNS INC	CONE BAR, MARKING PAINT, COLD	220.4303.5613	\$476.89
07/08/2016	271735	STATEWIDE SAFETY & SIGNS INC	WHITE PAINT	220.4303.5613	\$422.88
07/08/2016	271734	SOUTH COUNTY SANITARY SVC, INC	DUMPSTERS -1375 ASH	010.4420.5303	\$1,315.10
07/08/2016	271734	SOUTH COUNTY SANITARY SVC, INC	DUMPSTERS -140 TRAFFIC WAY	010.4213.5303	\$148.87
07/08/2016	271734	SOUTH COUNTY SANITARY SVC, INC	DUMPSTERS -JAMES WAY	010.4213.5303	\$128.23
07/08/2016	271734	SOUTH COUNTY SANITARY SVC, INC	DUMPSTERS -STROTHER PARK	010.4213.5303	\$128.23
07/08/2016	271734	SOUTH COUNTY SANITARY SVC, INC	DUMPSTERS -PD	010.4213.5303	\$100.80
07/08/2016	271734	SOUTH COUNTY SANITARY SVC, INC	DUMPSTERS -CORP YARD CARDBOARD	010.4213.5303	\$6.75
07/08/2016	271733	SOFTWAREONE, INC	Adobe LiveCycle Designer 11~	010.4204.5602	\$271.01
07/08/2016	271732	SLO COUNTY SHERIFF'S DEPT	CJIS	010.4204.5607	\$551.43
07/08/2016	271731	SLO COUNTY NEWSPAPERS	PUB HRG DEV CODE AMEND-MED MJ	010.4130.5301	\$356.95
07/08/2016	271731	SLO COUNTY NEWSPAPERS	LEPOINT AREA WATER MAIN UPGRAD	640.5924.7001	\$278.30
07/08/2016	271731	SLO COUNTY NEWSPAPERS	SOUTH ALPINE WATER LINE IMPROV	640.5690.7001	\$261.36
07/08/2016	271731	SLO COUNTY NEWSPAPERS	PUB HRG ACUP BEER WINE SALES C	010.4130.5301	\$169.40
07/08/2016	271730	SLO COUNTY CLERK-RECORDER	FILING FEE-NOTICE OF EXEMPTION	010.4002.5201	\$50.00
07/08/2016	271730	SLO COUNTY CLERK-RECORDER	FILING FEE-NOTICE OF EXEMPTION	010.4002.5201	\$50.00
07/08/2016	271727	SEARBY	BATON TWIRLING-JUNE \$245 X 70%	010.4424.5351	\$171.50
07/08/2016	271726	SCHAAD	ZUMBA GOLD-JUNE 2016 (\$210 X 7	010.4424.5351	\$147.00
07/08/2016	271725	SARMIENTO	ADULT SOFTBALL SCORER- 55 GAME	010.4424.5352	\$605.00
07/08/2016	271723	SAN LUIS PAPER CO	TP, SPIC N SPAN	010.4213.5604	\$182.50
07/08/2016	271722	RUIZ	ADULT SOFTBALL SCORER- 2 GAMES	010.4424.5352	\$24.00
07/08/2016	271721	RANGE MASTER	UNIFORM-VOLUNTEER-CATRON	010.4203.5272	\$169.53
07/08/2016	271721	RANGE MASTER	UNIFORM-ADMIN POLOS COSGROVE	010.4204.5272	\$123.60
07/08/2016	271720	R & T EMBROIDERY, INC	UNIFORM JACKET-LARA	010.4204.5272	\$78.22
07/08/2016	271719	QUINCY ENGINEERING INC	Swinging Bridge Evaluation - C	350.5620.7501	\$13,518.72
07/08/2016	271718	POPE	ADULT SOFTBALL SCORER-12 GAMES	010.4424.5352	\$132.00
07/08/2016	271717	PLAY-WELL TEKNOLOGIES	LEGO MASTER ENG. JEDI CAMP-23	010.4424.5351	\$2,559.90
07/08/2016	271717	PLAY-WELL TEKNOLOGIES	LEGO ENGINEERING CAMP-16 PARTI	010.4424.5351	\$1,780.80
07/08/2016	271716	PAVEMENT ENGINEERING INC	Preparation of plans, specific	350.5638.7501	\$9,682.50
07/08/2016	271715	PACIFIC GAS & ELECTRIC CO	ELECTRIC-STREET LIGHTING	010.4307.5402	\$23,609.76
07/08/2016	271715	PACIFIC GAS & ELECTRIC CO	ELECTRIC	010.4145.5401	\$6,125.57
07/08/2016	271715	PACIFIC GAS & ELECTRIC CO	ELECTRIC	640.4712.5402	\$5,957.91

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

ATTACHMENT 1

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
07/08/2016	271715	PACIFIC GAS & ELECTRIC CO	ELECTRIC	640.4711.5402	\$5,171.40
07/08/2016	271715	PACIFIC GAS & ELECTRIC CO	ELECTRIC	612.4610.5402	\$1,689.18
07/08/2016	271715	PACIFIC GAS & ELECTRIC CO	ELECTRIC	010.4307.5402	\$1,228.10
07/08/2016	271715	PACIFIC GAS & ELECTRIC CO	ELECTRIC	217.4460.5355	\$22.12
07/08/2016	271714	OMNI MEANS LTD	Circulation Element Update inc	010.4130.5303	\$8,209.00
07/08/2016	271714	OMNI MEANS LTD	HALCYON COMPLETE STREETS PLAN	350.5606.7701	\$7,697.50
07/08/2016	271714	OMNI MEANS LTD	Calibrate traffic model based	350.5642.7501	\$3,950.00
07/08/2016	271714	OMNI MEANS LTD	East Branch Streetscaping	350.5671.7501	\$945.00
07/08/2016	271713	MNS ENGINEERS INC	PROF.SVCS-MAY 2016	010.4301.5303	\$1,500.00
07/08/2016	271712	MIRACLE PLAYSYSTEMS INC	MIRACLE PARTS PER ORDER#641603	010.4420.5303	\$426.44
07/08/2016	271711	MINER'S ACE HARDWARE, INC	BOLT LAGS, WASHER FOR BRIDGE	220.4303.5613	\$109.05
07/08/2016	271711	MINER'S ACE HARDWARE, INC	FASTENERS BRIDGE	220.4303.5613	\$83.92
07/08/2016	271711	MINER'S ACE HARDWARE, INC	WASHER FNDER, BOLT LAG 1/4 X 4	220.4303.5613	\$82.06
07/08/2016	271711	MINER'S ACE HARDWARE, INC	SPRAY PAINT, FASTENERS, DRILL	220.4303.5613	\$81.96
07/08/2016	271711	MINER'S ACE HARDWARE, INC	STEEL ANGLE, FASTENERS-241 COU	640.4712.5610	\$30.40
07/08/2016	271711	MINER'S ACE HARDWARE, INC	IMPACT GLOVE-LARGE	220.4303.5255	\$21.59
07/08/2016	271711	MINER'S ACE HARDWARE, INC	WORK CREW GLOVE LARGE, BIT SEC	220.4303.5613	\$20.28
07/08/2016	271711	MINER'S ACE HARDWARE, INC	WIRE ROPE CLIP, FASTENERS-PW5	640.4712.5601	\$16.48
07/08/2016	271711	MINER'S ACE HARDWARE, INC	4X4X8 POST & FASTENERS	220.4303.5613	\$13.93
07/08/2016	271711	MINER'S ACE HARDWARE, INC	POLY ROLLER COVERS	220.4303.5613	\$12.05
07/08/2016	271711	MINER'S ACE HARDWARE, INC	POLY ROLLER COVERS	220.4303.5613	\$11.60
07/08/2016	271711	MINER'S ACE HARDWARE, INC	NOZZLE GUN	010.4430.5605	\$10.79
07/08/2016	271711	MINER'S ACE HARDWARE, INC	SPONGE SCRUB 6 PK	640.4712.5255	\$8.63
07/08/2016	271711	MINER'S ACE HARDWARE, INC	MULTI MIX CONTAINER	220.4303.5613	\$8.59
07/08/2016	271711	MINER'S ACE HARDWARE, INC	CLAMP	220.4303.5613	\$7.73
07/08/2016	271711	MINER'S ACE HARDWARE, INC	DRAYLON ROLLER COVER	220.4303.5613	\$5.59
07/08/2016	271711	MINER'S ACE HARDWARE, INC	SHOP STORAGE HOOKS	220.4303.5613	\$4.96
07/08/2016	271711	MINER'S ACE HARDWARE, INC	HEX BUSHING-WELL#9 PRESSURE GA	640.4711.5603	\$3.88
07/08/2016	271711	MINER'S ACE HARDWARE, INC	BIT SECURITY T27 TORX, FASTENE	220.4303.5613	\$3.79
07/08/2016	271711	MINER'S ACE HARDWARE, INC	CAP PVC-WELL #9	640.4711.5603	\$1.93
07/08/2016	271711	MINER'S ACE HARDWARE, INC	FASTENERS-WELL #9	640.4711.5603	\$1.50
07/08/2016	271710	MIER BROS LANDSCAPE PRODUCTS	(4) CU YD GOR HAIR FOREMASTER	226.4306.5303	\$181.44
07/08/2016	271710	MIER BROS LANDSCAPE PRODUCTS	3 CU YD GOR HAIR FOREMASTER	226.4306.5303	\$136.08
07/08/2016	271709	MICHEL	PARK DEPOSIT REFUND-COMM CTR	010.0000.2206	\$550.00
07/08/2016	271709	MICHEL	PARK DEPOSIT REFUND-COMM CTR	010.0000.2206	\$200.00
07/08/2016	271709	MICHEL	SUPERVISION-17 HRS X\$10	010.0000.4353	\$170.00
07/08/2016	271709	MICHEL	EXTRA CLEANING NEEDED	010.0000.4353	\$118.42
07/08/2016	271708	MICHAEL K NUNLEY & ASSOC.	Perform construction managemen	612.5841.7301	\$6,012.50

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
07/08/2016	271707	METRO TRAFFIC DATA INC	3 DAY VOLUME COUNT-NON DIRECTI	010.4301.5303	\$1,900.00
07/08/2016	271706	MAYNE	ADULT BASKETBALL SCORER-22 GAM	010.4424.5352	\$330.00
07/08/2016	271705	LENHARDT ENGINEERING, INC.	Assist City in adhering to its	010.4307.5303	\$2,495.00
07/08/2016	271705	LENHARDT ENGINEERING, INC.	Assist City in adhering to its	218.4101.5303	\$1,160.00
07/08/2016	271703	KULLMAN	BEG YOUTH TENNIS (\$1800 X 65%)	010.4424.5351	\$1,170.00
07/08/2016	271703	KULLMAN	WEEK OF MATCH SUMMER PLAY SESS	010.4424.5351	\$1,072.50
07/08/2016	271703	KULLMAN	WEEK OF MATCH SUMMER PLAY-SESS	010.4424.5351	\$546.00
07/08/2016	271702	KETTING OLIVIER	ADULT BASKETBALL OFFICIALS	010.4424.5352	\$300.00
07/08/2016	271700	JERRY'S PLUMBING	CITY HALL SERVER ROOM A/C REPA	010.4213.5303	\$1,000.00
07/08/2016	271700	JERRY'S PLUMBING	CITY HALL SERVER ROOM A/C REPA	010.4140.5602	\$950.00
07/08/2016	271699	HDS WHITE CAP CONST. SUPPLY	36" LUTE RAKE	220.4303.5613	\$61.69
07/08/2016	271698	HARVEY'S HONEY HUTS	1375 ASH TRAILER MOUNT-JUNE 20	220.4303.5303	\$86.08
07/08/2016	271697	GLENN A RICK ENGINEERING	Consultant Services Agreement	350.5638.7701	\$3,693.28
07/08/2016	271696	GAS COMPANY	GAS SERVICES-211 VERNON ST	010.4145.5401	\$30.76
07/08/2016	271696	GAS COMPANY	GAS SERVICES-111 S MASON	010.4145.5401	\$16.72
07/08/2016	271695	FRANK'S LOCK & KEY	3 KEYS	220.4303.5601	\$6.48
07/08/2016	271692	FERMIN	INSTRUCTOR % FOR YOUTH BASKETB	010.4424.5351	\$1,129.49
07/08/2016	271691	FARM SUPPLY CO	FLOAT VALVE	220.4303.5613	\$43.19
07/08/2016	271690	EARTHSCAPES	MAINT SVCS-PARKSIDE PARK-JUNE	219.4460.5304	\$830.00
07/08/2016	271690	EARTHSCAPES	MAINT SVCS GRACE LANE-JUNE	216.4460.5304	\$110.00
07/08/2016	271688	DIMAS	PARK DEPOSIT REFUND-COMM CTR	010.0000.2206	\$500.00
07/08/2016	271688	DIMAS	PARK DEPOSIT REFUND-COMM CTR	010.0000.2206	\$250.00
07/08/2016	271688	DIMAS	SUPERVISION-18 HRS X \$10	010.0000.4353	\$180.00
07/08/2016	271687	CUDDY	SR FITNESS-JUNE, \$256 X 70%	010.4424.5351	\$179.20
07/08/2016	271684	CORIX WATER PRODUCTS INC	3" GAE VALVE & COUPLINGS FOR S	640.4712.5610	\$763.90
07/08/2016	271683	COLLEGE TOWING SOUTH	CAD EVENT1606207896	010.4203.5601	\$41.00
07/08/2016	271682	COATES	YOGA FOR SRS (\$640 X 70%)	010.4424.5351	\$448.00
07/08/2016	271682	COATES	ADULT VINYASA FLOW (\$120 X 70%	010.4424.5351	\$84.00
07/08/2016	271681	COAST RIDERS POWERSPORTS	4620 REPAIRS	010.4203.5601	\$967.58
07/08/2016	271678	CENTRAL COAST PRINTING	PROP 218 MAILER	640.4710.5306	\$1,349.08
07/08/2016	271678	CENTRAL COAST PRINTING	PROP 218 MAILER	612.4610.5306	\$449.70
07/08/2016	271677	CARQUEST AUTO PARTS	4601 & 4608 AIR FILTERS	010.4203.5601	\$30.76
07/08/2016	271676	CARMEL & NACCASHA, LLP	PROFESSIONAL LEGAL SVC-JUNE 20	010.4003.5304	\$26,054.62
07/08/2016	271676	CARMEL & NACCASHA, LLP	LITIGATION & RELATED MATTERS-0	010.4003.5327	\$2,054.40
07/08/2016	271675	CAME SECURITY ALARMS	Installation of Burglar Alarm	010.4307.5303	\$2,370.00
07/08/2016	271674	CA ST DEPT OF CORRECTIONS	CMC ADM/INMATE PAY/MILEAGE COS	220.4303.5303	\$2,932.87
07/08/2016	271673	BUSINESS CARD	TRAINING-TOLL CHRGS	010.4201.5501	\$4.64
07/08/2016	271672	BUSINESS CARD	TRAINING/MEETING	010.4204.5501	\$39.88

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
07/08/2016	271671	BUSINESS CARD	CAPE MEMBERSHIP DUES	010.4201.5503	\$45.00
07/08/2016	271670	BUSINESS CARD	K-9 EXPENSE-TRAINING HOSTED BY	010.4203.5322	\$76.00
07/08/2016	271669	BUSINESS CARD	INVESTIGATIONS SUPPLIES	010.4204.5255	\$139.79
07/08/2016	271668	BUSINESS CARD	CANINE EXPENSE	010.4203.5322	\$226.77
07/08/2016	271668	BUSINESS CARD	UNIFORMS-PATCHES	010.4203.5272	\$5.00
07/08/2016	271667	BUSINESS CARD	TRAINING-ARMORERES SCHOOL (REE	010.4204.5501	\$450.00
07/08/2016	271667	BUSINESS CARD	CREDIT-TRAINING TUITION SOUTH	010.4203.5501	\$160.00
07/08/2016	271666	BUSINESS CARD	PATROL-FIRST AID SUPPLIES	010.4203.5255	\$311.96
07/08/2016	271665	BUSINESS CARD	TRAINING-TUITION DOHERTY, ADAM	010.4203.5501	\$654.00
07/08/2016	271664	BUSINESS CARD	TRAINING	010.4203.5501	\$851.82
07/08/2016	271663	BUSINESS CARD	AMMUNITION	010.4203.5255	\$855.00
07/08/2016	271663	BUSINESS CARD	Freight	010.4203.5255	\$65.94
07/08/2016	271662	BUSINESS CARD	INVESTIGATIONS-HOLSTERS, GEAR	010.4204.5272	\$1,268.86
07/08/2016	271661	BUSINESS CARD	PATROL EQUIPMENT-HOLSTERS	010.4203.5272	\$1,103.76
07/08/2016	271661	BUSINESS CARD	PATROL SUPPLIES-INTOXIMETERS	010.4203.5255	\$498.46
07/08/2016	271660	BUSINESS CARD	UNIFORMS-DODSON, BURNS, DOLMA	010.4204.5272	\$2,491.69
07/08/2016	271660	BUSINESS CARD	OFFICE SUPPLIES-TONER, PAPER,P	010.4201.5201	\$2,189.43
07/08/2016	271660	BUSINESS CARD	TIP A COP SUPPLIES	010.4201.5504	\$88.28
07/08/2016	271659	BROOKS	GIRLS SOFTBALL PITCHING CLINIC	010.4424.5351	\$161.00
07/08/2016	271659	BROOKS	GIRLS SOFTBALL HITTING & FIELD	010.4424.5351	\$140.00
07/08/2016	271658	BRISCO MILL & LUMBER YARD	PAINT SUPPLIES FOR RES#5 BLDG	640.4712.5609	\$218.24
07/08/2016	271658	BRISCO MILL & LUMBER YARD	DRILL BIT	640.4712.5273	\$8.63
07/08/2016	271658	BRISCO MILL & LUMBER YARD	(2) KEYS	640.4712.5255	\$2.05
07/08/2016	271657	BREZDEN PEST CONTROL, INC	PEST CONTROL: CITY HALL	010.4213.5303	\$111.00
07/08/2016	271656	BIG BRAND TIRE CO.	4605 OIL CHANGE	010.4203.5601	\$42.31
07/08/2016	271655	BAXTER'S FRAME WORKS AND	PLAQUES-RETIREMENT GREGOR	010.4201.5504	\$129.60
07/08/2016	271654	BALULA	PARTIAL REFUND: SUMMER ART	010.0000.4605	\$82.00
07/08/2016	271653	B & T SVC STN CONTRACTORS, INC	MONTHLY UST INSPECTION -JUNE 2	010.4305.5303	\$145.00
07/08/2016	271652	AVILA SIGN & DESIGN (DBA)	BRIDGE ST SIGN	010.4307.5303	\$586.00
07/08/2016	271651	AT&T	BAN#9391033181, ALARM	640.4710.5403	\$36.49
07/08/2016	271651	AT&T	BAN#9391033186, CC MACH	010.4145.5403	\$19.18
07/08/2016	271650	ARROYO GRANDE LIONS CLUB	DINNER FOR FATHER/DAUGHTER 6/4	010.4424.5353	\$2,200.00
07/08/2016	271650	ARROYO GRANDE LIONS CLUB	BBQ SUPPLIES FOR FUNDRAISER 5/	010.4424.5252	\$554.13
07/08/2016	271649	AQUA-METRIC SALES CO(DBA)	Blanket Purchase Order for wat	640.4712.5207	\$3,433.11
07/08/2016	271649	AQUA-METRIC SALES CO(DBA)	Blanket Purchase Order for wat	640.4712.5207	\$1,077.44
07/08/2016	271648	ALLCAL EQUIPMENT SRVS INC.	UNIT#15 ANNUAL CERTIFICATION	220.4303.5601	\$330.00
07/08/2016	271647	AIR-VOL BLOCK, INC	TAN SLUMP CORNER-CITY HALL WAL	220.4303.5613	\$7.65
07/11/2016	271755	PERS - RETIREMENT	PPE 6/30/16-POLICE TIER I	011.0000.2106	\$16,678.16

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
07/11/2016	271755	PERS - RETIREMENT	PPE 6/30/16-MISC TIER I	011.0000.2106	\$16,440.23
07/11/2016	271755	PERS - RETIREMENT	PPE 6/30/16-FIRE TIER I	011.0000.2106	\$15,302.54
07/11/2016	271755	PERS - RETIREMENT	PPE 6/30/16-POLICE TIER II	011.0000.2106	\$4,737.50
07/11/2016	271755	PERS - RETIREMENT	PPE 6/30/16-MISC TIER II	011.0000.2106	\$2,910.16
07/11/2016	271755	PERS - RETIREMENT	PPE 6/30/16-MISC PEPRA	011.0000.2106	\$2,805.50
07/11/2016	271755	PERS - RETIREMENT	PPE 6/30/16-POLICE PEPRA	011.0000.2106	\$1,280.20
07/11/2016	271754	ICMA RETIREMENT CORP	EE DEFERRED COMP FLAT	011.0000.2117	\$5,152.96
07/11/2016	271754	ICMA RETIREMENT CORP	EE DEFERRED COMP %	011.0000.2117	\$1,434.67
07/11/2016	271754	ICMA RETIREMENT CORP	ER DEFERRED COMP FLAT	011.0000.2117	\$866.67
07/11/2016	271750	CA ST EMPLOYMENT DEVEL DEPT	STATE SDI CONTRIBUTION	011.0000.2111	\$1,230.40
07/11/2016	271749	CA ST EMPLOYMENT DEVEL DEPT	STATE PIT W/H-PAYDATE 7/8/16	011.0000.2108	\$6,166.43
07/11/2016	271748	CA ST EMPLOYMENT DEVEL DEPT	STATE PIT W/H-PAYDATE 7/8/16	011.0000.2108	\$12,942.28
07/11/2016	271747	ARROYO GRANDE	FEDERAL WITHHOLDING	011.0000.2104	\$23,357.70
07/11/2016	271747	ARROYO GRANDE	MEDICARE	011.0000.2105	\$2,709.50
07/11/2016	271746	ARROYO GRANDE	FEDERAL WITHHOLDING	011.0000.2104	\$40,922.14
07/11/2016	271746	ARROYO GRANDE	SOCIAL SECURITY	011.0000.2105	\$39,042.48
07/11/2016	271746	ARROYO GRANDE	MEDICARE	011.0000.2105	\$10,506.30
07/15/2016	271863	US BANK OF CALIFORNIA	EE PARS CONTRIB-PAYDATE 7/8/16	011.0000.2107	\$2,803.37
07/15/2016	271863	US BANK OF CALIFORNIA	ER PARS CONTRIB-PAYDATE 7/8/16	011.0000.2107	\$700.89
07/15/2016	271862	PERS - RETIREMENT	UNIFORM ALLOWANCE-POLICE TIER	011.0000.2106	\$690.80
07/15/2016	271862	PERS - RETIREMENT	UNIFORM ALLOWANCE-POLICE TIER	011.0000.2106	\$221.66
07/15/2016	271862	PERS - RETIREMENT	UNIFORM ALLOWANCE-MISC TIER II	011.0000.2106	\$45.01
07/15/2016	271862	PERS - RETIREMENT	UNIFORM ALLOWANCE-MISC TIER I	011.0000.2106	\$26.51
07/15/2016	271856	WITMER-TYSON IMPORTS INC	MONTHLY K9 MAINT TRAINING-JUNE	010.4203.5322	\$500.00
07/15/2016	271855	WINEMA INDUSTRIAL &	GLOVES, MASKS, WIPES	612.4610.5255	\$538.47
07/15/2016	271853	WATER SYSTEMS CONSULTING INC	LEPOINT AREA WATERMAIN UPGRADE	640.5924.7501	\$8,174.30
07/15/2016	271853	WATER SYSTEMS CONSULTING INC	Deed research at the corner of	640.5924.7501	\$2,799.00
07/15/2016	271852	VERIZON WIRELESS	ACCT#808089883-00002	010.4425.5255	\$80.89
07/15/2016	271852	VERIZON WIRELESS	ACCT#808089883-00001	010.4305.5403	\$27.44
07/15/2016	271851	VENCO POWER SWEEPING INC	MONTHLY SWEEPS-JUNE	220.4303.5303	\$6,665.60
07/15/2016	271851	VENCO POWER SWEEPING INC	MONTHLY SWEEPS-JUNE	010.4307.5303	\$1,666.40
07/15/2016	271850	UNITED STAFFING ASSOC.	PAYROLL FOR:W. DOUGLAS W/E 7/3	010.4420.5303	\$1,027.06
07/15/2016	271850	UNITED STAFFING ASSOC.	PAYROLL FOR:W. GUZZIE W/E 7/3/	010.4420.5303	\$792.03
07/15/2016	271847	TRANSUNION RISK	INVESTIGATIVE SVCS-JUNE 2016	010.4204.5303	\$27.00
07/15/2016	271846	TODD	CLASS REFUND-OUTDOOR CIRCUIT T	010.0000.4605	\$175.00
07/15/2016	271844	THE TOP SHOP	TRAINING TSHIRTS	010.4204.5272	\$1,366.48
07/15/2016	271844	THE TOP SHOP	TSHIRTS FOR YOUTH BASKETBALL C	010.4424.5251	\$317.94
07/15/2016	271843	TAYLOR	PARK RENTAL FEE REFUND:RG#1	010.0000.4354	\$75.00

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
07/15/2016	271843	TAYLOR	PARK DEPOSIT REFUND:RG#1	010.0000.2206	\$30.00
07/15/2016	271842	STEUDE	REFUND-KIDZ LOVE SOCCER	010.0000.4605	\$98.00
07/15/2016	271840	STAFFORD	REFUND-OVERPYMT OF ALARM PERMI	010.0000.4125	\$94.00
07/15/2016	271839	SOUTH SLO COUNTY SANIT DIST	SEWER SERVICES COLLECTIONS	760.0000.2304	\$142,354.23
07/15/2016	271839	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-215 E BRANCH	010.4145.5401	\$7.65
07/15/2016	271839	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-300 E BRANCH ST	010.4145.5401	\$7.65
07/15/2016	271839	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-211 VERNON ST	010.4145.5401	\$7.65
07/15/2016	271839	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-RANCHO GRANDE PARK	010.4145.5401	\$7.65
07/15/2016	271839	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-STROTHER PARK	010.4145.5401	\$7.65
07/15/2016	271839	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-SHORT ST RESTROOMS	010.4145.5401	\$7.65
07/15/2016	271839	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-ELM ST PARK	010.4145.5401	\$7.65
07/15/2016	271839	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-203 N RENA ST	010.4145.5401	\$7.65
07/15/2016	271839	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-1221 ASH ST	010.4145.5401	\$7.65
07/15/2016	271839	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-SOTO SPORTS COMPLEX	010.4145.5401	\$7.65
07/15/2016	271839	SOUTH SLO COUNTY SANIT DIST	CITY ACCT-211 N HALCYON	010.4145.5401	\$7.65
07/15/2016	271838	SITEONE LANDSCAPE SUPPLY LLC	BAG OF COMP EMITTERS	010.4430.5605	\$43.20
07/15/2016	271837	SCOTT'S CARPET CARE	VACUUM & MOP -WOMENS CTR	010.4213.5604	\$100.00
07/15/2016	271836	SART PROGRAM	SART EXAM-CASE#1600970	010.4204.5324	\$1,618.00
07/15/2016	271834	RICHETTI COMPLETE WATER	REVERSE OSMOSIS RENTAL:JUNE	010.4201.5303	\$15.00
07/15/2016	271833	RG PACIFIC LLC	HOTEL STAY FOR CONTEST WINNER	240.4150.5301	\$376.27
07/15/2016	271830	QUINCY ENGINEERING INC	AS INSTRUCTED BY D. MAILICOAT,	350.5608.7701	\$8,011.16
07/15/2016	271830	QUINCY ENGINEERING INC	AS INSTRUCTED BY D. MAILICOAT,	350.5608.7701	\$6,540.24
07/15/2016	271829	POINT C LLC	Change Order Council Approved	350.5642.7701	\$2,500.00
07/15/2016	271828	PETERSON	CLASS REFUNDS-SRS CARDIO DANCE	010.0000.4605	\$40.00
07/15/2016	271827	PERRY	CLASS REFUND-SR CARDIO DANCE	010.0000.4605	\$40.00
07/15/2016	271826	PELCHER	CLASS REFUND-PINT SIZED PLAYER	010.0000.4605	\$250.00
07/15/2016	271825	OFFICE DEPOT	OFFICE SUPPLIES	010.4101.5201	\$5.82
07/15/2016	271824	NUNLEY	CLASS REFUND-PINT SIZED PLAYER	010.0000.4605	\$500.00
07/15/2016	271822	MNS ENGINEERS INC	PROF SVCS-JUNE 2016	010.4301.5303	\$2,555.00
07/15/2016	271822	MNS ENGINEERS INC	PROF SVCS-JUNE 2016	010.4301.5303	\$1,300.00
07/15/2016	271822	MNS ENGINEERS INC	PROF SVCS-JUNE 2016	010.4301.5303	\$1,250.00
07/15/2016	271822	MNS ENGINEERS INC	PROF SVCS-JUNE 2016	010.4301.5303	\$1,225.00
07/15/2016	271822	MNS ENGINEERS INC	Tract 3072 Map Review	010.0000.2558	\$875.00
07/15/2016	271821	MINER'S ACE HARDWARE, INC	BLDG-MARKING PAINT	010.4201.5604	\$77.65
07/15/2016	271821	MINER'S ACE HARDWARE, INC	CLASSES SUPPLIES	010.4424.5251	\$50.94
07/15/2016	271821	MINER'S ACE HARDWARE, INC	SPORTS SUPPLIES	010.4424.5257	\$39.76
07/15/2016	271820	MIER BROS LANDSCAPE PRODUCTS	1/2 YD CONCRETE	640.4712.5610	\$124.20

CITY OF ARROYO GRANDE
Check Register
6/16/16 - 7/15/16

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
07/15/2016	271820	MIER BROS LANDSCAPE PRODUCTS	1 YD CONCRETE	640.4712.5610	\$124.20
07/15/2016	271820	MIER BROS LANDSCAPE PRODUCTS	1/3 YD CONCRETE	640.4712.5610	\$91.80
07/15/2016	271819	MCMINN	CLASS REFUND-SR ADULT YOGA	010.0000.4605	\$90.00
07/15/2016	271809	HARRIS ARCHITECTURE & DESIGN	Remodel of existing Corporatio	350.5450.7501	\$3,000.00
07/15/2016	271809	HARRIS ARCHITECTURE & DESIGN	Exterior painting of existing	350.5450.7501	\$1,000.00
07/15/2016	271808	HANCOCK COLLEGE JCCD	EVOC TRAINING	010.4203.5501	\$525.00
07/15/2016	271807	GREENVALE TREE COMPANY	REMOVE OAK, GRIND STUMP, HAUL	010.4420.5303	\$515.00
07/15/2016	271805	FRYER	NEEDLE ARTS-(\$1255 X 70%)	010.4424.5351	\$878.50
07/15/2016	271803	FISHER	REFUND-KIDZ LOVE SOCCER	010.0000.4605	\$98.00
07/15/2016	271800	EIKHOF DESIGN GROUP	HERITAGE PARK RESTROOM-PLAN	350.5547.7501	\$1,515.00
07/15/2016	271798	DEWAR, INC	1302 GALL #2 RED DIESEL	010.0000.1202	\$3,121.68
07/15/2016	271797	CROSSROADS LEARNING CENTER	READING INTENSIVE ADV-6/20-23	010.4424.5351	\$351.00
07/15/2016	271797	CROSSROADS LEARNING CENTER	MATH INTENSIVES 6/20-23 (\$156	010.4424.5351	\$117.00
07/15/2016	271797	CROSSROADS LEARNING CENTER	PHONIC SOUNDS-6/27-30 (\$156 X	010.4424.5351	\$117.00
07/15/2016	271797	CROSSROADS LEARNING CENTER	READING INTENSIVE ADV 6/27-30	010.4424.5351	\$117.00
07/15/2016	271795	COWLES	CLASS REFUND-SR CARDIO DANCE	010.0000.4605	\$40.00
07/15/2016	271794	COUNTY OF SAN LUIS OBISPO	Administer, inspect new cross	640.4710.5303	\$1,506.80
07/15/2016	271792	CLIFT	CLASS REFUND-PINT SIZED PLAYER	010.0000.4605	\$250.00
07/15/2016	271790	CIO SOLUTIONS LP	SERVER ROOM HVAC REPAIR PREP	010.4140.5303	\$393.75
07/15/2016	271789	CHERRY LANE NURSERY(DBA)	2.5 GAL REMUDA-STREETS	220.4303.5255	\$97.19
07/15/2016	271788	CHARTER COMMUNICATIONS	DEPT INTERNET	010.4204.5607	\$179.98
07/15/2016	271785	CENTRAL COAST PRINTING	BC-JASON HODGES	010.4102.5255	\$52.93
07/15/2016	271784	CDW GOVERNMENT, INC	Belkin ipad case w/keyboard	010.4307.5303	\$83.78
07/15/2016	271784	CDW GOVERNMENT, INC	Freight	010.4307.5303	\$13.40
07/15/2016	271784	CDW GOVERNMENT, INC	Sales Tax	010.4307.5303	\$6.70
07/15/2016	271783	CASA-COURT APP.SPECIAL ADVOCAT	2016 AG COMM SVC GRANT	010.4001.5395	\$1,500.00
07/15/2016	271781	BUSINESS CARD	PATROL SUPPLIES-GLOVES	010.4203.5255	\$1,038.62
07/15/2016	271781	BUSINESS CARD	FLEET-HUMMER	010.4204.5601	\$85.00
07/15/2016	271781	BUSINESS CARD	FLEET-HUMMER RETURN	010.4204.5601	\$75.00
07/15/2016	271781	BUSINESS CARD	FLEET-STOCK SUPPLIES	010.4203.5601	\$64.21
07/15/2016	271781	BUSINESS CARD	FUEL	010.4204.5608	\$34.54
07/15/2016	271780	BURDINE PRINTING (DBA)	ANNUAL WATER QUALITY RPT PRINT	640.4710.5201	\$1,464.90
07/15/2016	271780	BURDINE PRINTING (DBA)	PLUMBING RETROFIT FORM-250 COP	226.4306.5306	\$152.67
07/15/2016	271779	BRISCO MILL & LUMBER YARD	STEEL PANELING	220.4303.5613	\$6.89
07/15/2016	271778	BRENNTAG PACIFIC INC	4 DRUMS SODIUM HYPOCHLORITE	640.4712.5274	\$788.60
07/15/2016	271778	BRENNTAG PACIFIC INC	DRUM CREDIT-3 DRUMS	640.4712.5274	\$160.00
07/15/2016	271777	BRENDLER JANITORIAL SERVICE	Provide custodial services twi	010.4201.5605	\$525.03
07/15/2016	271776	BOYER	REFUND-KIDZ LOVE SOCCER	010.0000.4605	\$100.88

CITY OF ARROYO GRANDE
 Check Register
 6/16/16 - 7/15/16

ATTACHMENT 1

Check Date	Check #	Vendor Last Name	Description	Acct #	GL Amount
07/15/2016	271774	AUTOSYS INC	RES#4 LEVEL TRANSMITTER REPLAC	640.4712.5609	\$1,269.01
07/15/2016	271773	AT&T	BAN 9391033184 805-473-5100	010.4201.5403	\$239.34
07/15/2016	271773	AT&T	BAN 9391033187 805-481-6944	010.4201.5403	\$51.90
07/15/2016	271773	AT&T	BAN 9391033183 805-473-2198	010.4201.5403	\$27.37
07/15/2016	271773	AT&T	BAN 9391033180 805-473-0386,	010.4145.5403	\$19.49
07/15/2016	271771	AMEC FOSTER WHEELER	CHERRY AVE SPECIFIC PLAN EIR	010.0000.2556	\$4,654.50
07/15/2016	271769	AIRGAS USA, LLC	OXY/ACETYLENE BOTTLE RENTAL	220.4303.5552	\$94.90
07/15/2016	271768	AGP VIDEO, INC	CHANNEL 20-06/16	010.4002.5330	\$3,460.00
07/15/2016	271768	AGP VIDEO, INC	INTERNET STREAMING-06/16	010.4002.5303	\$750.00
07/15/2016	271766	A G VILLAGE IMPROVEMENT ASSOC	JUNE 2016 WATERING	010.4420.5303	\$330.00

CITY OF ARROYO GRANDE
DEPARTMENTAL LABOR DISTRIBUTION
PAY PERIOD

6/17/2016 - 6/30/2016

07/08/16

BY FUND		BY ACCOUNT	
General Fund	333,548.86	5101	Salaries Full time 230,217.01
Streets Fund	12,035.40	5102	Salaries Part-Time - PPT 11,860.16
FCFA	136,271.58	5103	Salaries Part-Time - TPT 36,234.91
Sewer Fund	6,091.03	5105	Salaries OverTime 23,895.85
Water Fund	23,347.31	5106	Salaries Strike Team OT 13,771.48
	<u>511,294.18</u>	5107	Salaries Standby 518.35
		5108	Holiday Pay 8,286.90
		5109	Sick Pay 6,194.93
		5110	Annual Leave Buyback 26,807.37
		5111	Vacation Buyback -
		5112	Sick Leave Buyback -
		5113	Vacation Pay 11,572.13
		5114	Comp Pay 8,726.23
		5115	Annual Leave Pay 4,672.51
		5116	Salaries - Police FTO 63.38
		5121	PERS Retirement 39,867.27
		5122	Social Security 26,714.48
		5123	PARS Retirement 700.89
		5126	State Disability Ins. 1,230.40
		5127	Deferred Compensation 866.67
		5131	Health Insurance 51,452.17
		5132	Dental Insurance 4,361.23
		5133	Vision Insurance 996.34
		5134	Life Insurance 394.18
		5135	Long Term Disability 556.84
		5143	Uniform Allowance -
		5144	Car Allowance 637.50
		5146	Council Expense -
		5147	Employee Assistance -
		5148	Boot Allowance -
		5149	Motor Pay -
		5150	Bi-Lingual Pay 100.00
		5151	Cell Phone Allowance 595.00
			<u>511,294.18</u>
<u>OVERTIME BY DEPARTMENT:</u>			
Administrative Services	-		
Community Development	-		
Police	8,784.63		
Fire	27,971.73		
Public Works - Maintenance	409.73		
Public Works - Enterprise	501.24		
Recreation - Administration	-		
Recreation - Special Events	-		
Children In Motion	-		
	<u>37,667.33</u>		



MEMORANDUM

TO: CITY COUNCIL

FROM: DEBORAH MALICOAT, DIRECTOR OF ADMINISTRATIVE SERVICES

BY: KAREN SISCO, HUMAN RESOURCES MANAGER

SUBJECT: CONSIDERATION OF A RESOLUTION ESTABLISHING A JOB DESCRIPTION AND SALARY RANGE FOR THE POLICE TRAINEE POSITION

DATE: JULY 26, 2016

RECOMMENDATION:

It is recommended the City Council adopt a Resolution establishing a job description and salary range for the Police Trainee position.

IMPACT TO FINANCIAL AND PERSONNEL RESOURCES:

There is funding for the Police Trainee position in the FY 2016/17 budget due to vacant Police Officer positions in the Police Department. There are currently three vacant positions in the Department for a budgeted total of \$293,100. This will be a full-time position at forty hours per week.

BACKGROUND:

Over the past several years, it has become more difficult to hire lateral Police Officers. Most cities in the state are experiencing the same difficulties and it has become very competitive to hire staff. The trend is moving towards sponsoring a candidate through the Police Academy. When it comes to graduation time, the majority of the graduates are already employed because of their sponsorships. Not only has it become difficult to hire a lateral Police Officer, there are very few Police Officer Academy graduates available for hire now. In order to be able to fill vacant positions, it is recommended that the City should also begin sponsoring candidates through the Police Academy.

ANALYSIS OF ISSUES:

Since this would be a new position in the City, a job description has been developed to reflect the duties. This position would be a non-sworn member of the Police Officers'

**CITY COUNCIL
CONSIDERATION OF A RESOLUTION ESTABLISHING A JOB DESCRIPTION AND
SALARY RANGE FOR THE POLICE TRAINEE POSITION
JULY 26, 2016
PAGE 2**

Association. The salary range for this position would be Range 27. When the Police Trainee successfully graduates from the Academy and begins patrol work, he/she would be moved into the position of a sworn Police Officer.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

- Adopt the Resolution;
- Do not adopt the Resolution;
- Modify as appropriate and adopt the Resolution; or
- Provide direction to staff.

ADVANTAGES:

By sponsoring a candidate through the Police Academy, the City will have secured a new hire for the Police Department. During the Academy, a supervisor will also be working with the candidate and preparing them for patrol work.

DISADVANTAGES:

The disadvantage is the training time and financial costs to bring a new hire on. The length of the Academy is twenty-one weeks. A Police Trainee could drop out during the Academy, not successfully graduate from the Academy, or get injured during the Academy which would have financial implications for the City. Successful completion of the Academy is a condition of employment. If the Police Trainee does not successfully complete the Academy, they would be dismissed.

ENVIRONMENTAL REVIEW:

No environmental review is required for this item.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted in front of City Hall on Thursday, July 21, 2016. The Agenda and report were posted on the City's website on Friday, July 22, 2016. No public comments were received.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ESTABLISHING A JOB DESCRIPTION AND SALARY RANGE FOR THE POLICE TRAINEE POSITION

WHEREAS, the City of Arroyo Grande ("City") currently has vacant Police Officer positions; and

WHEREAS, an evaluation of the needs of the organization resulted in a recommendation to create a new Police Trainee job classification; and

WHEREAS, the City Council deems it in the best interest of the City to establish a Police Trainee position so the City can sponsor a candidate through the Police Academy, which will assist with recruitment issues; and

WHEREAS, the City Council deems it in the best interest of the City to establish a job description for the position of Police Trainee, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, the City Council of the City of Arroyo Grande ("City) deems it in the best interest of the City to establish a salary range for the position of Police Trainee. This position will be placed on the Police Officers' Association non-sworn salary schedule.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Arroyo Grande does hereby establish the position of Police Trainee to perform the duties and responsibilities set forth in the job description so attached as Exhibit "A". The position of Police Trainee shall receive the rate of pay as follows:

POSITION: Police Trainee
Range: POA Non-sworn, Range 27
\$4,507/month

This Resolution shall become effective as of July 27, 2016.

On motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote, to wit:

AYES:
NOES:
ABSENT:

the foregoing Resolution was passed and adopted this ____ day of _____, 2016.

**RESOLUTION NO.
PAGE 2**

JIM HILL, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

GEOFF ENGLISH, ACTING CITY MANAGER

APPROVED AS TO FORM:

HEATHER WHITHAM, CITY ATTORNEY

CITY OF ARROYO GRANDE

POLICE TRAINEE

Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are not intended to reflect all duties performed within the job.

DEFINITION

To attend, participate in and successfully pass all required classes in a Peace Officer Standards and Training (P.O.S.T) certified academy, which requires basic law enforcement training in academics, leadership, tactical skills, general performance and physical ability. Upon successful completion of the academy, incumbents will be promoted to the position of Police Officer.

DISTINGUISHING CHARACTERISTICS

This is a trainee level, non-sworn position in which incumbents will be learning the duties of a Police Officer. In this position, incumbents do not have Peace Officer status. Failure to graduate from the P.O.S.T. Academy training program within the prescribed Academy schedule will be grounds for termination.

SUPERVISION RECEIVED AND EXERCISED

Receives general supervision from higher level law enforcement staff.

ESSENTIAL FUNCTION STATEMENTS--*Essential and other important responsibilities and duties may include, but are not limited to, the following:*

Essential Functions:

1. Attend a P.O.S.T certified police academy and participates in all required classes and training exercises.
2. Successfully complete and pass all required classes.
3. Maintain, operate and safely store all specialized police equipment necessary for the Academy.
4. Perform related duties and responsibilities as required by the Police Chief, Police Commander and/or Police Sergeant to meet the needs of the Police Department.
5. Responsible for self-compliance with regulations, policies and procedures.
6. Accept responsibility and exercise reasonably appropriate discretion in matters not specifically defined or described in the Police Department regulations, policies, procedures, and job description.
7. Consistently demonstrate exemplary courtesy, initiative, diligence, truthfulness, attention to duty, and observance of proper personal discipline in accordance with Police Department standards.
8. Perform other related duties as assigned.

QUALIFICATIONS

Knowledge of:

1. Basic verbal and written English language, grammar and spelling to be able to reasonably communicate information with the public and/or complete relevant written documentation required by job activities.
2. Basic math and calculations.
3. Operational characteristics and use of modern equipment including office equipment, computers and supporting word processing applications.
4. Upon completion of the Academy, ability to demonstrate knowledge of basic laws, procedures and techniques related to policing.
5. Principles and practices of exceptional customer service.

Ability to:

1. Complete and pass the P.O.S.T. certified Police Academy.
2. Prepare and write clear and concise reports.
3. Interpret, explain and apply federal, state and local laws and Lexipol policies, procedures and regulations by graduation of the Academy.
4. Effectively and proficiently use and care for a firearm by graduation of the Academy.
5. Participate in all required classes.
6. Analyze situations and adopt a quick, effective and reasonable course of action.
7. Communicate clearly and concisely, both orally and in writing.
8. Comprehend and follow oral and written instructions.
9. Work independently in the absence of direct and immediate supervision.
10. Operate office equipment including computers and supporting word processing applications.
11. Operate a vehicle safely, under normal and emergency conditions.
12. Establish and maintain effective working relationships with those contacted in the course of work.
13. Maintain effective audio/visual discrimination and perception to the degree necessary for the successful performance of assigned duties.
14. Maintain physical condition appropriate to the performance of assigned duties and responsibilities.

EXPERIENCES AND TRAINING GUIDELINES

Any combination of experience and training that would provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Experience:

No experience is required.

Training:

Equivalent to the completion of the twelfth (12th) grade, e.g. a high school diploma or a GED.

License or Certificate:

Possession of and ability to maintain a valid California driver's license throughout employment.

Possession of, or ability to obtain, valid CPR and First aid certificates.

Other:

Minimum 21 years of age upon successful graduation from the Academy.

WORKING CONDITIONS

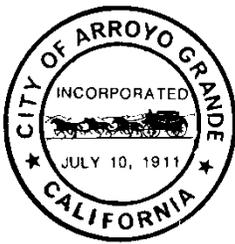
Environmental Conditions:

Exposure to indoor and outdoor classroom and field training conditions; outdoor weather conditions; loud noises; working with explosives; moving objects/persons/vehicles.

Physical Conditions:

Job duties and responsibilities may require maintaining physical condition necessary for bending, stooping, kneeling, crawling, running, standing, sitting or walking for prolonged periods of time; carrying up to one hundred pounds; the ability to discharge a firearm; and operate vehicles in a reasonably safe manner.

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MEMORANDUM

TO: CITY COUNCIL/SUCCESSOR AGENCY BOARD

FROM: DEBBIE MALICOAT, DIRECTOR OF ADMINISTRATIVE SERVICES

SUBJECT: CONSIDERATION OF CONSULTANT AGREEMENTS FOR REAL ESTATE SERVICES

DATE: JULY 26, 2016

RECOMMENDATION:

1. As recommended by the Oversight Board, enter into an agreement for consultant services with Lee & Associates to provide real estate agent services for the disposal of the Faeh Avenue property with a list price of \$950,000.
2. Enter into an agreement for consultant services with Triad Real Estate Group to provide real estate agent services for the disposal of the Pearwood Avenue Property with a list price of \$750,000.
3. Authorize the City Manager to execute all associated documents.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

Revenue from the sale of the Faeh Avenue property will be paid to the property taxing agencies. As one of the agencies, the City will receive approximately 15% of the proceeds. Revenue from the Pearwood Avenue property is intended to be used for an affordable housing project in the City by the Housing Authority of the City of San Luis Obispo. There will be measurable staff time required in order to execute the sale of the properties.

BACKGROUND:

There are two parcels of real property owned by the Former Redevelopment Agency, one located on Faeh Avenue near El Camino Real and the other located on Pearwood Avenue. As approved by the City Council/Successor Board on March 10, 2015, the process of disposing of these properties involved creation of an ad hoc committee to select a real estate agent to represent the City in the sale transaction. The City advertised Request for Proposals (RFP) from qualified real estate agents. The ad hoc committee consists of one member of the Oversight Board, Lynn Compton, one member of the City Council, Kristen Barneich, and one member of the Planning Commission, Glen Martin.

Based on the review of the proposals, the ad hoc committee recommends that the City enter into an agreement for consultant services with Lee & Associates to provide real estate agent services for the Faeh Avenue property and that the City enter into an agreement for consultant services with Triad Real Estate Group to provide real estate agent services for the Pearwood Avenue property.

**CITY COUNCIL
CONSIDERATION OF CONSULTANT AGREEMENTS FOR REAL ESTATE
SERVICES
JULY 26, 2016
PAGE 2**

The sale of the Faeh Avenue property, as well as the approval of the agent, is subject to approval by the Oversight Board. The Pearwood Avenue property is not governed by the same requirements for sale as the Faeh Avenue property and no Oversight Board approval is necessary to select an agent or sell the property. The Oversight Board met on June 16, 2016 to review this issue and concurred with the recommendation of the Ad Hoc committee.

ANALYSIS OF ISSUES:

Staff recommends proceeding with the sale of the lots since the process may take several months.

Faeh Avenue Property

Since the March 2015 report, which outlined numerous approvals that would be required in order to dispose of the property, including the approval of the State Department of Finance (“DOF”), the DOF has issued guidance that provided that if there is an approved Long-Range Property Management Plan, and disposition of the property is in accordance with that plan, further DOF approvals are not required. This guidance streamlines the process considerably. The Successor Agency has previously received approval of the Long-Range Property Management Plan by DOF. The only property involved in the plan is the Faeh Avenue property.

At this time, the Successor Agency can enter into a listing agreement with a real estate agent and begin considering offers from any willing buyers. At such time as the agent locates a willing buyer, the Successor Agency will negotiate with the buyer on the terms of the purchase and sale agreement. Upon close of escrow, the “net sales proceeds” will be transferred to the County Auditor-Controller and then distributed to taxing agencies. The “net sales proceeds” are the gross sales proceeds less all costs to the Successor Agency incurred in connection with the sale, including the costs of the appraisal, the fees and costs of the agent, the fees and costs for escrow and title, any environmental costs, and attorney’s fees. The City’s share, as one of the taxing agencies, would be approximately 15.4% of the net sales proceeds.

The Faeh Avenue property is a vacant parcel at Faeh Avenue and El Camino Real with easy freeway access to southbound US 101. It could be an ideal location for a hotel, mixed use, or other commercial development. The proposed listing agent is Marty Indvik with Lee & Associates, and a listing price of \$950,000 is recommended.

Pearwood Avenue Property

The Pearwood Avenue property is deemed a housing asset, is owned by the City and does not fall under the jurisdiction of the Oversight Board to the Successor Agency to the Dissolved Redevelopment Agency or the Long-Range Property Management Plan. Disposition of this property is subject to the Surplus Land Act and, as such, requires

**CITY COUNCIL
CONSIDERATION OF CONSULTANT AGREEMENTS FOR REAL ESTATE
SERVICES
JULY 26, 2016
PAGE 3**

offering the property for sale or lease for affordable housing and park/recreational/open space purposes in accordance with Government Code 54221.

ALTERNATIVES:

The following alternatives are provided for City Council consideration:

1. Approving the listing agreements;
2. Do not approve the listing agreements; or
3. Provide direction to staff.

ADVANTAGES:

Entering into agreements with real estate agents will facilitate the sale of the properties as required by State law. Proceeds from the sales will be available to accomplish important City objectives, such as affordable housing and other initiatives.

DISADVANTAGES:

Significant staff time will be required in executing the sale of the properties.

ENVIRONMENTAL REVIEW:

No environmental review is required for this item.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted in front of City Hall on Thursday, July 21, 2016. The Agenda and report were posted on the City's website on Friday, July 22, 2016.

ATTACHMENTS:

1. Listing Agreement Lee & Associates
2. Listing Agreement Triad Real Estate Group



EXCLUSIVE RIGHT LISTING AGREEMENT – SALE

In consideration of the services of Lee & Associates Commercial Real Estate Services Inc., San Luis Obispo/SB ("Broker"), the undersigned Owner ("Owner") hereby hires Broker as Owner's sole and exclusive agent, and hereby grants Broker the exclusive and irrevocable right to sell the subject property described below upon the following terms and conditions, for the period commencing **August 1, 2016** and terminating at 11:59 P.M., **April 30, 2017**.

PROPERTY ADDRESS: 700 Faeh Avenue

CITY: Arroyo Grande **STATE:** CA **ZIP:** 93420

PROPERTY DESCRIPTION: APN: 006-151-027

BUILDING SIZE: Approximately 36,250 Sq. Ft., or 0.83 acres of unimproved land

PRICE: \$950,000.

TERMS: As agreed upon by all pertinent parties to the transaction

ADDITIONAL INFORMATION:

COMMISSION: Owner agrees that Broker shall be included as a party to any escrow opened for the sale of the Property and the terms of said escrow shall provide that Broker shall have the right to request the escrow holder to make payment to Broker in the amount of Broker's commission as set forth on the SCHEDULE OF COMMISSIONS attached hereto from any sale proceeds and/or deposits held in escrow.

COMMISSIONABLE EVENTS: The above commission will be due and payable to Broker for services rendered if: a) said property is sold to a buyer whether by Broker, Owner, or anyone else during the term of this Listing Agreement or any extensions thereof; b) a financially competent buyer is procured who is ready, willing and able to buy the property upon the terms and conditions set forth above during the term hereof, whether procured by Broker or anyone else; c) any contract for sale of the property is made directly or indirectly by Owner during the term or any extensions hereof; d) within ninety (90) days after the expiration or any extensions hereof, if the property is sold, or negotiations for the sale are commenced and consummated with any prospect to whom Broker had submitted the property during the term

hereof, or any extensions, provided Broker has submitted the name of such prospect in writing to Owner within ten (10) days following the expiration hereof, or any extensions.

OWNER'S DUTIES: Owner agrees to cooperate with Broker in effecting a sale of the property and to immediately notify and refer all inquiries to Broker. All negotiations regarding the property are to be conducted by and through Broker.

SIGNAGE: Broker shall place Broker's signs on the property (only with Owner's prior consent) and shall have the right to advertise the property at Broker's discretion, all at Broker's expense. In the event that Owner and Broker deem it advisable to place special signs on the property, or have made special brochures or other extraordinary promotional materials, then such materials shall be provided at Owner's expense.

STATUS: It is understood that the subject property is not under the management or in the care or custody of Broker. Owner shall maintain public liability and property damage insurance on the property during the term hereof, or any extensions, and shall release Broker from any liability for damage to the property other than due to Broker's gross negligence or willful misconduct. Owner hereby waives any right of subrogation under Owner's insurance policies against Broker, Broker's sub-agent or employees.

ARBITRATION: Any dispute that cannot be settled between Owner and Broker regarding this Agreement shall be submitted for arbitration to The American Arbitration Association, whose award shall be final and binding. Owner agrees that if Broker is made a party in any legal proceeding between Owner and a prospective Buyer, Owner shall hold Broker harmless and indemnify Broker against any claims, liabilities, or costs relative to such proceeding including attorney fees.

AUTHORIZATION: Each individual executing this Agreement hereby represents and warrants that he/she is authorized to execute and deliver this Agreement and bind any and all entities, persons or individuals presently having an interest in the property, as well as heirs, successors and assigns of the parties.

DUE DILIGENCE: In consideration of the execution of this Agreement, Broker hereby agrees to utilize due diligence and Broker's best efforts in fulfilling Broker's obligations hereunder.

MATERIAL FACTS: As a material condition of this Agreement, Owner represents and warrants that he has disclosed to Broker any and all material facts relating to the conditions and status of the property to the best of Owner's knowledge and understanding. Owner and Broker acknowledge and agree that Broker has the obligation under law to disclose any and all such facts to prospective clients for the property. Owner hereby agrees to hold Broker harmless from any and all liability and claims resulting from such disclosure by Broker as well as from



liability and claims resulting from non-disclosure by Owner to Broker of any material facts and conditions of which Owner was aware and should have disclosed to Broker.

ENTIRE AGREEMENT: This Agreement constitutes the entire agreement between Owner and Broker and supersedes all prior discussions, negotiations and agreements, whether oral or written. No amendment, alteration or withdrawal of this Agreement shall be valid or binding unless made in writing and signed by both Owner and Broker. Any purported oral amendment, modification or withdrawal shall be void and of no effect whatsoever.

Owner acknowledges receipt of a copy of this Authorization and the attached SCHEDULE OF COMMISSIONS, which Owner has read and understands. This Agreement may only be amended, supplemented or otherwise altered with the express written consent of all parties hereto and this Agreement embodies the entire understanding of the parties with regard to the subject matter hereof.

Receipt of a copy hereof is acknowledged.

AGREED AND ACCEPTED:

BROKER:

Lee & Associates CRES. Inc.,
San Luis Obispo/SB
228 W. Carrillo Street, Suite A
Santa Barbara, CA 93101

By: _____

Title: _____

Date: _____

OWNER:

City of Arroyo Grande
c/o Debbie Malicoat
300 E. Branch Street
Arroyo Grande, CA 93420

By: _____

Title: _____

Date: _____

SCHEDULE OF SALE COMMISSIONS

A. SALES:

As to all of the real property, the commission shall be calculated on the basis of five percent, (5 %) of the gross sales price. The commission shall be paid at the close of escrow or, if there be no escrow, then upon recordation of the deed; provided that if the transaction calls for a contract for deed, then upon execution of said contract. In the event a joint venture agreement is effected in lieu of a sale, then the commission shall be calculated on the basis of the value of the property as determined for purposes of the joint venture agreement and the percentage of interest thereof which is being conveyed to the new joint venture partners and the commission in this event shall be paid upon execution of the joint venture agreement.

While this Schedule is not affected thereby, it is understood that there are certain instances whereby a higher rate may be charged. The provisions hereof are subject, however, to the terms and provisions of any Authorization of Sale, or other agreement to which this Schedule may be attached and which is executed by the parties hereto.

In the event Owner fails to make payments within the time limits called for herein, then from the date due until paid the delinquent payment shall bear interest at twelve percent per annum. In addition, should it become necessary for Licensee to take legal action to collect payments due hereunder, and if Licensee prevails in such action, Owner shall pay all reasonable attorney fees and court costs incurred by Licensee in connection therewith.

The undersigned Owner hereby acknowledges receipt of copy of this Schedule and further agrees that it shall be binding upon the heirs, successors and assigns of the undersigned. The term Owner when used herein shall be deemed to mean the owner of the property or a Tenant under a ground lease.

AGREED AND ACCEPTED:

BROKER:

Lee & Associates CRES. Inc.,
San Luis Obispo/SB
228 W. Carrillo Street, Suite A
Santa Barbara, CA 93101

By: _____

Title: _____

Date: _____

OWNER:

City of Arroyo Grande
c/o Debbie Malicoat
300 E. Branch Street
Arroyo Grande, CA 93420

By: _____

Title: _____

Date: _____



DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP

(As required by the Civil Code)

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

SELLER'S AGENT ("Seller" includes both a vendor and a lessor)

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A Fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller. To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT ("Buyer" includes both a purchaser and a lessee).

A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer. To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered. The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE).

Buyer Seller Lessor Lessee _____ Date: _____

Buyer Seller Lessor Lessee _____ Date: _____

Agent Lee & Associates CREB Inc., SLO/SB BRE Lic. # 01879943
Real Estate Broker (Firm)

By: Marty Indvik BRE Lic. # 961882 Date: _____
(Salesperson or Broker-Associate)

NOTE:

- When the listing brokerage company also represents Buyer/Lessee: The Listing Agent shall have one Agency Disclosure form signed by Seller/Lessor and a second Agency Disclosure form signed by Buyer/Lessee.
- When Seller/Lessor and Buyer/Lessee are represented by different brokerage companies: (i) the Listing Agent shall have one Agency Disclosure form signed by Seller/Lessor and (ii) the Buyer's/Lessee's Agent shall have one Agency Disclosure form signed by Buyer/Lessee and either that same or a different Agency Disclosure form presented to Seller/Lessor for signature prior to presentation of the offer. If the same form is used, Seller/Lessor may sign here:

_____ Date: _____

Seller/Lessor

THIS FORM HAS BEEN PREPARED BY THE AIR COMMERCIAL REAL ESTATE ASSOCIATION. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM FOR ANY SPECIFIC TRANSACTION. PLEASE SEEK LEGAL COUNSEL AS TO THE APPROPRIATENESS OF THIS FORM.

INITIALS

INITIALS

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP
CIVIL CODE SECTIONS 2079.13 THROUGH 2079.24 (2079.16 APPEARS ON THE FRONT)

2079.13 As used in Sections 2079.14 to 2079.24, inclusive, the following terms have the following meanings:

(a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. (b) "Associate licensee" means a person who is licensed as a real estate broker or salesperson under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code and who is either licensed under a broker or has entered into a written contract with a broker to act as the broker's agent in connection with acts requiring a real estate license and to function under the broker's supervision in the capacity of an associate licensee. The agent in the real property transaction bears responsibility for his or her associate licensees who perform as agents of the agent. When an associate licensee owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the associate licensee functions. (c) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee. (d) "Commercial real property" means all real property in the state, except single-family residential real property, dwelling units made subject to Chapter 2 (commencing with Section 1940) of Title 5, mobilehomes, as defined in Section 798.3, or recreational vehicles, as defined in Section 799.29. (e) "Dual agent" means an agent acting, either directly or through an associate licensee, as agent for both the seller and the buyer in a real property transaction. (f) "Listing agreement" means a contract between an owner of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer. (g) "Listing agent" means a person who has obtained a listing of real property to act as an agent for compensation. (h) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the listing agent. (i) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (j) "Offer to purchase" means a written contract executed by a buyer acting through a selling agent that becomes the contract for the sale of the real property upon acceptance by the seller. (k) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property that constitutes or is improved with one to four dwelling units, any commercial real property, any leasehold in these types of property exceeding one year's duration, and mobilehomes, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (l) "Real property transaction" means a transaction for the sale of real property in which an agent is employed by one or more of the principals to act in that transaction, and includes a listing or an offer to purchase. (m) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer, and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. (n) "Seller" means the transferor in a real property transaction, and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor. (o) "Selling agent" means a listing agent who acts alone, or an agent who acts in cooperation with a listing agent, and who sells or finds and obtains a buyer for the real property, or an agent who locates property for a buyer or who finds a buyer for a property for which no listing exists and presents an offer to purchase to the seller. (p) "Subagent" means a person to whom an agent delegates agency powers as provided in Article 5 (commencing with Section 2349) of Chapter 1 of Title 9. However, "subagent" does not include an associate licensee who is acting under the supervision of an agent in a real property transaction.

2079.14 Listing agents and selling agents shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and, except as provided in subdivision (c), shall obtain a signed acknowledgement of receipt from that seller or buyer, except as provided in this section or Section 2079.15, as follows: (a) The listing agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The selling agent shall provide the disclosure form to the seller as soon as practicable prior to presenting the seller with an offer to purchase, unless the selling agent previously provided the seller with a copy of the disclosure form pursuant to subdivision (a). (c) Where the selling agent does not deal on a face-to-face basis with the seller, the disclosure form prepared by the selling agent may be furnished to the seller (and acknowledgement of receipt obtained for the selling agent from the seller) by the listing agent, or the selling agent may deliver the disclosure form by certified mail addressed to the seller at his or her last known address, in which case no signed acknowledgement of receipt is required. (d) The selling agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase, except that if the offer to purchase is not prepared by the selling agent, the selling agent shall present the disclosure form to the buyer not later than the next business day after the selling agent receives the offer to purchase from the buyer.

2079.15 In any circumstance in which the seller or buyer refuses to sign an acknowledgement of receipt pursuant to Section 2079.14, the agent, or an associate licensee acting for an agent, shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16 Reproduced on Page 1 of this form.

2079.17 (a) As soon as practicable, the selling agent shall disclose to the buyer and seller whether the selling agent is acting in the real property transaction exclusively as the buyer's agent, exclusively as the seller's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the selling agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the listing agent shall disclose to the seller whether the listing agent is acting in the real property transaction exclusively as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the listing agent prior to or coincident with the execution of that contract by the seller. (c) The confirmation required by subdivisions (a) and (b) shall be in the following form.

(DO NOT COMPLETE; SAMPLE ONLY) _____ is the agent of (check one): the seller exclusively; or both the buyer and seller.
(Name of Listing Agent)
(DO NOT COMPLETE; SAMPLE ONLY) _____ is the agent of (check one): the buyer exclusively; or the seller exclusively; or both the buyer and seller.
(Name of Selling Agent if not the same as the Listing Agent)

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14.

2079.18 No selling agent in a real property transaction may act as an agent for the buyer only, when the selling agent is also acting as the listing agent in the transaction.

2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21 A dual agent shall not disclose to the buyer that the seller is willing to sell the property at a price less than the listing price, without the express written consent of the seller. A dual agent shall not disclose to the seller that the buyer is willing to pay a price greater than the offering price, without the express written consent of the buyer. This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22 Nothing in this article precludes a listing agent from also being a selling agent, and the combination of these functions in one agent does not, of itself, make that agent a dual agent.

2079.23 A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

NOTICE: These forms are often modified to meet changing requirements of law and industry needs. Always write or call to make sure you are utilizing the most current form: AIR Commercial Real Estate Association, 500 N Brand Blvd, Suite 900, Glendale, CA 91203. Telephone No. (213) 687-8777. Fax No.: (213) 687-8616.



DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP

(As required by the Civil Code)

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

SELLER'S AGENT ("Seller" includes both a vendor and a lessor)

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller. To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT ("Buyer" includes both a purchaser and a lessee).

A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer. To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully, I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE).

Buyer Seller Lessor Lessee _____ Date: _____

Buyer Seller Lessor Lessee _____ Date: _____

Agent Lee & Associates _____ BRE Lic. # 1879943
Real Estate Broker (Firm)

By: Jeff Allen _____ BRE Lic.: 01313074 _____ Date: _____

(Salesperson or Broker-Associate)

NOTE:

- When the listing brokerage company also represents Buyer/Lessee: The Listing Agent shall have one Agency Disclosure form signed by Seller/Lessor and a second Agency Disclosure form signed by Buyer/Lessee.
- When Seller/Lessor and Buyer/Lessee are represented by different brokerage companies: (i) the Listing Agent shall have one Agency Disclosure form signed by Seller/Lessor and (ii) the Buyer's/Lessee's Agent shall have one Agency Disclosure form signed by Buyer/Lessee and either that same or a different Agency Disclosure form presented to Seller/Lessor for signature prior to presentation of the offer. If the same form is used, Seller/Lessor may sign here:

Date:

Seller/Lessor

THIS FORM HAS BEEN PREPARED BY THE AIR COMMERCIAL REAL ESTATE ASSOCIATION. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM FOR ANY SPECIFIC TRANSACTION. PLEASE SEEK LEGAL COUNSEL AS TO THE APPROPRIATENESS OF THIS FORM.

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP
CIVIL CODE SECTIONS 2079.13 THROUGH 2079.24 (2079.16 APPEARS ON THE FRONT)

2079.13 As used in Sections 2079.14 to 2079.24, inclusive, the following terms have the following meanings:

(a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. (b) "Associate licensee" means a person who is licensed as a real estate broker or salesperson under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code and who is either licensed under a broker or has entered into a written contract with a broker to act as the broker's agent in connection with acts requiring a real estate license and to function under the broker's supervision in the capacity of an associate licensee. The agent in the real property transaction bears responsibility for his or her associate licensees who perform as agents of the agent. When an associate licensee owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the associate licensee functions. (c) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee. (d) "Commercial real property" means all real property in the state, except single-family residential real property, dwelling units made subject to Chapter 2 (commencing with Section 1940) of Title 5, mobilehomes, as defined in Section 798.3, or recreational vehicles, as defined in Section 799.29. (e) "Dual agent" means an agent acting, either directly or through an associate licensee, as agent for both the seller and the buyer in a real property transaction. (f) "Listing agreement" means a contract between an owner of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer. (g) "Listing agent" means a person who has obtained a listing of real property to act as an agent for compensation. (h) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the listing agent. (i) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (j) "Offer to purchase" means a written contract executed by a buyer acting through a selling agent that becomes the contract for the sale of the real property upon acceptance by the seller. (k) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property that constitutes or is improved with one to four dwelling units, any commercial real property, any leasehold in these types of property exceeding one year's duration, and mobilehomes, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (l) "Real property transaction" means a transaction for the sale of real property in which an agent is employed by one or more of the principals to act in that transaction, and includes a listing or an offer to purchase. (m) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer, and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. (n) "Seller" means the transferor in a real property transaction, and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor. (o) "Selling agent" means a listing agent who acts alone, or an agent who acts in cooperation with a listing agent, and who sells or finds and obtains a buyer for the real property, or an agent who locates property for a buyer or who finds a buyer for a property for which no listing exists and presents an offer to purchase to the seller. (p) "Subagent" means a person to whom an agent delegates agency powers as provided in Article 5 (commencing with Section 2349) of Chapter 1 of Title 9. However, "subagent" does not include an associate licensee who is acting under the supervision of an agent in a real property transaction.

2079.14 Listing agents and selling agents shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and, except as provided in subdivision (c), shall obtain a signed acknowledgement of receipt from that seller or buyer, except as provided in this section or Section 2079.15, as follows: (a) The listing agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The selling agent shall provide the disclosure form to the seller as soon as practicable prior to presenting the seller with an offer to purchase, unless the selling agent previously provided the seller with a copy of the disclosure form pursuant to subdivision (a). (c) Where the selling agent does not deal on a face-to-face basis with the seller, the disclosure form prepared by the selling agent may be furnished to the seller (and acknowledgement of receipt obtained for the selling agent from the seller) by the listing agent, or the selling agent may deliver the disclosure form by certified mail addressed to the seller at his or her last known address, in which case no signed acknowledgement of receipt is required. (d) The selling agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase, except that if the offer to purchase is not prepared by the selling agent, the selling agent shall present the disclosure form to the buyer not later than the next business day after the selling agent receives the offer to purchase from the buyer.

2079.15 In any circumstance in which the seller or buyer refuses to sign an acknowledgement of receipt pursuant to Section 2079.14, the agent, or an associate licensee acting for an agent, shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16 Reproduced on Page 1 of this form.

2079.17 (a) As soon as practicable, the selling agent shall disclose to the buyer and seller whether the selling agent is acting in the real property transaction exclusively as the buyer's agent, exclusively as the seller's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the selling agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the listing agent shall disclose to the seller whether the listing agent is acting in the real property transaction exclusively as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the listing agent prior to or coincident with the execution of that contract by the seller. (c) The confirmation required by subdivisions (a) and (b) shall be in the following form.

(DO NOT COMPLETE, SAMPLE ONLY) _____ is the agent of (check one): the seller exclusively; or both the buyer and seller.
(Name of Listing Agent)
(DO NOT COMPLETE, SAMPLE ONLY) _____ is the agent of (check one): the buyer exclusively; or the seller exclusively; or both the buyer and seller.
(Name of Selling Agent if not the same as the Listing Agent)

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14.

2079.18 No selling agent in a real property transaction may act as an agent for the buyer only, when the selling agent is also acting as the listing agent in the transaction.

2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21 A dual agent shall not disclose to the buyer that the seller is willing to sell the property at a price less than the listing price, without the express written consent of the seller. A dual agent shall not disclose to the seller that the buyer is willing to pay a price greater than the offering price, without the express written consent of the buyer. This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22 Nothing in this article precludes a listing agent from also being a selling agent, and the combination of these functions in one agent does not, of itself, make that agent a dual agent.

2079.23 A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

NOTICE: These forms are often modified to meet changing requirements of law and industry needs. Always write or call to make sure you are utilizing the most current form: AIR Commercial Real Estate Association, 500 N Brand Blvd, Suite 900, Glendale, CA 91203. Telephone No. (213) 687-8777. Fax No.: (213) 687-8616.



**DISCLOSURE REGARDING
REAL ESTATE AGENCY RELATIONSHIP**

(Listing Firm to Seller)
(As required by the Civil Code)
(C.A.R. Form AD, Revised 12/14)

(If checked) This form is being provided in connection with a transaction for a leasehold interest exceeding one year as per Civil Code section 2079.13(k) and (l).

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A Fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.

(b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.

(b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

(a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.

(b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. **This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE).**

Buyer Seller Landlord Tenant _____ Date _____
CITY OF ARROYO GRANDE

Buyer Seller Landlord Tenant _____ Date _____

Agent DocuSigned by: TRIAD REAL ESATE GROUP BRE Lic. # 01953757
Real Estate Broker (Firm)

By Rodessa Newton BRE Lic. # 01392093 Date 07/14/2016
(Salesperson or Broker-Associate) RODESSA NEWTON

Agency Disclosure Compliance (Civil Code §2079.14):

- When the listing brokerage company also represents Buyer/Tenant: The Listing Agent shall have one AD form signed by Seller/Landlord and a different AD form signed by Buyer/Tenant.
- When Seller/Landlord and Buyer/Tenant are represented by different brokerage companies: (i) the Listing Agent shall have one AD form signed by Seller/Landlord and (ii) the Buyer's/Tenant's Agent shall have one AD form signed by Buyer/Tenant and either that same or a different AD form presented to Seller/Landlord for signature prior to presentation of the offer. If the same form is used, Seller may sign here:

(SELLER/LANDLORD: DO NOT SIGN HERE)	(SELLER/LANDLORD: DO NOT SIGN HERE)
Seller/Landlord _____	Seller/Landlord _____
Date _____	Date _____

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1991-2010, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.

Reviewed by _____ Date _____



CIVIL CODE SECTIONS 2079.24 (2079.16 APPEARS ON THE FRONT)

2079.13 As used in Sections 2079.14 to 2079.24, inclusive, the following terms have the following meanings: (a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. (b) "Associate licensee" means a person who is licensed as a real estate broker or salesperson under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code and who is either licensed under a broker or has entered into a written contract with a broker to act as the broker's agent in connection with acts requiring a real estate license and to function under the broker's supervision in the capacity of an associate licensee. The agent in the real property transaction bears responsibility for his or her associate licensees who perform as agents of the agent. When an associate licensee owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the associate licensee functions. (c) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee. (d) "Commercial real property" means all real property in the state, except single-family residential real property, dwellings made subject to Chapter 2 (commencing with Section 1940) of Title 5, mobilehomes, as defined in Section 798.3, or recreational vehicles, as defined in Section 799.29. (e) "Dual agent" means an agent acting, either directly or through an associate licensee, as agent for both the seller and the buyer in a real property transaction. (f) "Listing agreement" means a contract between an owner of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer. (g) "Listing agent" means a person who has obtained a listing of real property to act as an agent for compensation. (h) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the listing agent. (i) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (j) "Offer to purchase" means a written contract executed by a buyer acting through a selling agent that becomes the contract for the sale of the real property upon acceptance by the seller. (k) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property that constitutes or is improved with one to four dwelling units, any commercial real property, any leasehold in these types of property exceeding one year's duration, and mobilehomes, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (l) "Real property transaction" means a transaction for the sale of real property in which an agent is employed by one or more of the principals to act in that transaction, and includes a listing or an offer to purchase. (m) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer, and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. (n) "Seller" means the transferor in a real property transaction, and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor. (o) "Selling agent" means a listing agent who acts alone, or an agent who acts in cooperation with a listing agent, and who sells or finds and obtains a buyer for the real property, or an agent who locates property for a buyer or who finds a buyer for a property for which no listing exists and presents an offer to purchase to the seller. (p) "Subagent" means a person to whom an agent delegates agency powers as provided in Article 5 (commencing with Section 2349) of Chapter 1 of Title 9. However, "subagent" does not include an associate licensee who is acting under the supervision of an agent in a real property transaction.

2079.14 Listing agents and selling agents shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and, except as provided in subdivision (c), shall obtain a signed acknowledgement of receipt from that seller or buyer, except as provided in this section or Section 2079.15, as follows: (a) The listing agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The selling agent shall provide the disclosure form to the seller as soon as practicable prior to presenting the seller with an offer to purchase, unless the selling agent previously provided the seller with a copy of the disclosure form pursuant to subdivision (a). (c) Where the selling agent does not deal on a face-to-face basis with the seller, the disclosure form prepared by the selling agent may be furnished to the seller (and acknowledgement of receipt obtained from the selling agent from the seller) by the listing agent, or the selling agent may deliver the disclosure form by certified mail addressed to the seller at his or her last known address, in which case no signed acknowledgement of receipt is required. (d) The selling agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase, except that if the offer to purchase is not prepared by the selling agent, the selling agent shall present the disclosure form to the buyer not later than the next business day after the selling agent receives the offer to purchase from the buyer.

2079.15 In any circumstance in which the seller or buyer refuses to sign an acknowledgement of receipt pursuant to Section 2079.14, the agent, or an associate licensee acting for an agent, shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16 Reproduced on Page 1 of this AD form.

2079.17 (a) As soon as practicable, the selling agent shall disclose to the buyer and seller whether the selling agent is acting in the real property transaction exclusively as the buyer's agent, exclusively as the seller's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the selling agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the listing agent shall disclose to the seller whether the listing agent is acting in the real property transaction exclusively as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the listing agent prior to or coincident with the execution of that contract by the seller.

(c) The confirmation required by subdivisions (a) and (b) shall be in the following form.

(DO NOT COMPLETE. SAMPLE ONLY) _____ is the agent of (check one): the seller exclusively; or both the buyer and seller.

(Name of Listing Agent)

(DO NOT COMPLETE. SAMPLE ONLY) _____ is the agent of (check one): the buyer exclusively; or the seller exclusively; or

(Name of Selling Agent if not the same as the Listing Agent)

both the buyer and seller.

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14.

2079.18 No selling agent in a real property transaction may act as an agent for the buyer only, when the selling agent is also acting as the listing agent in the transaction.

2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21 A dual agent shall not disclose to the buyer that the seller is willing to sell the property at a price less than the listing price, without the express written consent of the seller. A dual agent shall not disclose to the seller that the buyer is willing to pay a price greater than the offering price, without the express written consent of the buyer. This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22 Nothing in this article precludes a listing agent from also being a selling agent, and the combination of these functions in one agent does not, of itself, make that agent a dual agent.

2079.23 A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.



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AD REVISED 12/14 (PAGE 2 OF 2)

Reviewed by _____ Date _____



DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 2 OF 2)

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Pearwood Hill



POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT

(C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

Seller and/or Buyer acknowledges reading and understanding this Possible Representation of More Than One Buyer or Seller - Disclosure and Consent and agrees to the agency possibilities disclosed.

Seller CITY OF ARROYO GRANDE Date
Seller Date

Buyer Date
Buyer Date

Real Estate Broker (Firm) TRIAD REAL ESATE GROUP CalBRE Lic # 01953757 Date 07/14/2016

By Rodessa Newton CalBRE Lic # 01392093 Date

RODESSA NEWTON

Real Estate Broker (Firm) CalBRE Lic # Date

By CalBRE Lic # Date

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Reviewed by Date

PRBS 11/14 (PAGE 1 OF 1)

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER (PRBS PAGE 1 OF 1)



Date Prepared: 07/13/2016

1. EXCLUSIVE RIGHT TO SELL: CITY OF ARROYO GRANDE ("Seller") hereby employs and grants TRIAD REAL ESTATE GROUP ("Broker") beginning (date) July 14, 2016 and ending at 11:59 P.M. on (date) July 14, 2017 ("Listing Period") the exclusive and irrevocable right to sell or exchange the real property described as PEARWOOD HILL, situated in ARROYO GRANDE (City), SAN LUIS OBISPO (County), California, 93420 (Zip Code), Assessor's Parcel No. 007-462-001 ("Property").

- This Property is a manufactured (mobile) home. See addendum for additional terms.
This Property is being sold as part of a probate, conservatorship or guardianship. See addendum for additional terms.

2. LISTING PRICE AND TERMS:
A. The listing price shall be: Seven Hundred Fifty Thousand Dollars (\$ 750,000.00).
B. Listing Terms:

3. COMPENSATION TO BROKER:
Notice: The amount or rate of real estate commissions is not fixed by law. They are set by each Broker individually and may be negotiable between Seller and Broker (real estate commissions include all compensation and fees to Broker).

- A. Seller agrees to pay to Broker as compensation for services irrespective of agency relationship(s), either [X] 5.000 percent of the listing price (or if a purchase agreement is entered into, of the purchase price), or [] \$ AND (1) If during the Listing Period, or any extension, Broker, cooperating broker, Seller or any other person procures a ready, willing, and able buyer(s) whose offer to purchase the Property on any price and terms is accepted by Seller, provided the Buyer completes the transaction or is prevented from doing so by Seller. (Broker is entitled to compensation whether any escrow resulting from such offer closes during or after the expiration of the Listing Period, or any extension.) OR (2) If within 120 calendar days (a) after the end of the Listing Period or any extension; or (b) after any cancellation of this Agreement, unless otherwise agreed, Seller enters into a contract to sell, convey, lease or otherwise transfer the Property to anyone ("Prospective Buyer") or that person's related entity: (i) who physically entered and was shown the Property during the Listing Period or any extension by Broker or a cooperating broker; or (ii) for whom Broker or any cooperating broker submitted to Seller a signed, written offer to acquire, lease, exchange or obtain an option on the Property. Seller, however, shall have no obligation to Broker under paragraph 3A(2) unless, not later than the end of the Listing Period or any extension or cancellation, Broker has given Seller a written notice of the names of such Prospective Buyers. OR (3) If, without Broker's prior written consent, the Property is withdrawn from sale, conveyed, leased, rented, otherwise transferred, or made unmarketable by a voluntary act of Seller during the Listing Period, or any extension.
B. If completion of the sale is prevented by a party to the transaction other than Seller, then compensation which otherwise would have been earned under paragraph 3A shall be payable only if and when Seller collects damages by suit, arbitration, settlement or otherwise, and then in an amount equal to the lesser of one-half of the damages recovered or the above compensation, after first deducting title and escrow expenses and the expenses of collection, if any.
C. In addition, Seller agrees to pay Broker:
D. Seller has been advised of Broker's policy regarding cooperation with, and the amount of compensation offered to, other brokers. (1) Broker is authorized to cooperate with and compensate brokers participating through the multiple listing service(s) ("MLS") by offering to MLS brokers out of Broker's compensation specified in 3A, either [X] 2.500 percent of the purchase price, or [] \$ (2) Broker is authorized to cooperate with and compensate brokers operating outside the MLS as per Broker's policy.
E. Seller hereby irrevocably assigns to Broker the above compensation from Seller's funds and proceeds in escrow. Broker may submit this Agreement, as instructions to compensate Broker pursuant to paragraph 3A, to any escrow regarding the Property involving Seller and a buyer, Prospective Buyer or other transferee.
F. (1) Seller represents that Seller has not previously entered into a listing agreement with another broker regarding the Property, unless specified as follows: (2) Seller warrants that Seller has no obligation to pay compensation to any other broker regarding the Property unless the Property is transferred to any of the following individuals or entities: (3) If the Property is sold to anyone listed above during the time Seller is obligated to compensate another broker: (i) Broker is not entitled to compensation under this Agreement; and (ii) Broker is not obligated to represent Seller in such transaction.

4. A. ITEMS EXCLUDED AND INCLUDED: Unless otherwise specified in a real estate purchase agreement, all fixtures and fittings that are attached to the Property are included, and personal property items are excluded, from the purchase price.
ADDITIONAL ITEMS EXCLUDED:
ADDITIONAL ITEMS INCLUDED:

Seller's Initials () ()



Seller intends that the above items be excluded or included in offering the Property for sale, but understands that: (i) the purchase agreement supersedes any intention expressed above and will ultimately determine which items are excluded and included in the sale; and (ii) Broker is not responsible for and does not guarantee that the above exclusions and/or inclusions will be in the purchase agreement.

B. (1) Leased Items: The following items are leased:

- Solar power system Alarm system Propane tank Water Softener
- Other _____

(2) Liened Items: The following items have been financed and a lien has been placed on the Property to secure payment:

- Solar power system Windows or doors Heating/Ventilation/Air conditioning system
- Other _____

Seller will provide to Buyer, as part of the sales agreement, copies of lease documents, or other documents obligating Seller to pay for any such leased or liened item.

5. MULTIPLE LISTING SERVICE:

A. Broker is a participant/subscriber to CCRMLS Multiple Listing Service (MLS) and possibly others. Unless otherwise instructed in writing the Property will be listed with the MLS(s) specified above. That MLS is (or if checked is not) the primary MLS for the geographic area of the Property. All terms of the transaction, including sales price and financing, if applicable, (i) will be provided to the MLS in which the property is listed for publication, dissemination and use by persons and entities on terms approved by the MLS and (ii) may be provided to the MLS even if the Property was not listed with the MLS.

BENEFITS OF USING THE MLS; IMPACT OF OPTING OUT OF THE MLS; PRESENTING ALL OFFERS

WHAT IS AN MLS? The MLS is a database of properties for sale that is available and disseminated to and accessible by all other real estate agents who are participants or subscribers to the MLS. Property information submitted to the MLS describes the price, terms and conditions under which the Seller's property is offered for sale (including but not limited to the listing broker's offer of compensation to other brokers). It is likely that a significant number of real estate practitioners in any given area are participants or subscribers to the MLS. The MLS may also be part of a reciprocal agreement to which other multiple listing services belong. Real estate agents belonging to other multiple listing services that have reciprocal agreements with the MLS also have access to the information submitted to the MLS. The MLS may further transmit listing information to Internet sites that post property listings online.

EXPOSURE TO BUYERS THROUGH MLS: Listing property with an MLS exposes a seller's property to all real estate agents and brokers (and their potential buyer clients) who are participants or subscribers to the MLS or a reciprocating MLS.

CLOSED/PRIVATE LISTING CLUBS OR GROUPS: Closed or private listing clubs or groups are not the same as the MLS. The MLS referred to above is accessible to all eligible real estate licensees and provides broad exposure for a listed property. Private or closed listing clubs or groups of licensees may have been formed outside the MLS. Private or closed listing clubs or groups are accessible to a more limited number of licensees and generally offer less exposure for listed property. Whether listing property through a closed, private network - and excluding it from the MLS - is advantageous or disadvantageous to a seller, and why, should be discussed with the agent taking the Seller's listing.

NOT LISTING PROPERTY IN A LOCAL MLS: If the Property is listed in an MLS which does not cover the geographic area where the Property is located then real estate agents and brokers working that territory, and Buyers they represent looking for property in the neighborhood, may not be aware the Property is for sale.

OPTING OUT OF MLS: If Seller elects to exclude the Property from the MLS, Seller understands and acknowledges that: (a) real estate agents and brokers from other real estate offices, and their buyer clients, who have access to that MLS may not be aware that Seller's Property is offered for sale; (b) Information about Seller's Property will not be transmitted from the MLS to various real estate Internet sites that are used by the public to search for property listings; (c) real estate agents, brokers and members of the public may be unaware of the terms and conditions under which Seller is marketing the Property.

REDUCTION IN EXPOSURE: Any reduction in exposure of the Property may lower the number of offers and negatively impact the sales price.

PRESENTING ALL OFFERS: Seller understands that Broker must present all offers received for Seller's Property unless Seller gives Broker written instructions to the contrary.

Seller's Initials (_____)(_____)

Broker's/agent's Initials (^{DS} RN)(_____)

B. MLS rules generally provide that residential real property and vacant lot listings be submitted to the MLS within 2 days or some other period of time after all necessary signatures have been obtained on the listing agreement. Broker will not have to submit this listing to the MLS if, within that time, Broker submits to the MLS an appropriate form signed by Seller.

Seller elects to exclude the Property from the MLS as provided by C.A.R. Form SELM or the local equivalent form.

Seller's Initials (_____)(_____)



- C. MLS rules allow MLS data to be made available by the MLS to additional Internet sites unless Broker gives the MLS instructions to the contrary. Seller acknowledges that for any of the below opt-out instructions to be effective, Seller must make them on a separate instruction to Broker signed by Seller. Specific information that can be excluded from the Internet as permitted by (or in accordance with) the MLS is as follows:
- (1) Property Availability: Seller can instruct Broker to have the MLS not display the Property on the Internet.
- (2) Property Address: Seller can instruct Broker to have the MLS not display the Property address on the Internet. Seller understands that the above opt-outs would mean consumers searching for listings on the Internet may not see the Property or Property's address in response to their search.
- (3) Feature Opt-Outs: Seller can instruct Broker to advise the MLS that Seller does not want visitors to MLS Participant or Subscriber Websites or Electronic Displays that display the Property listing to have the features below. Seller understands (i) that these opt-outs apply only to Websites or Electronic Displays of MLS Participants and Subscribers who are real estate broker and agent members of the MLS; (ii) that other Internet sites may or may not have the features set forth herein; and (iii) that neither Broker nor the MLS may have the ability to control or block such features on other Internet sites.
- (a) Comments And Reviews: The ability to write comments or reviews about the Property on those sites; or the ability to link to another site containing such comments or reviews if the link is in immediate conjunction with the Property display.
- (b) Automated Estimate Of Value: The ability to create an automated estimate of value or to link to another site containing such an estimate of value if the link is in immediate conjunction with the Property display. Seller elects to opt out of certain Internet features as provided by C.A.R. Form SELI or the local equivalent form.
6. **SELLER REPRESENTATIONS:** Seller represents that, unless otherwise specified in writing, Seller is unaware of: (i) any Notice of Default recorded against the Property; (ii) any delinquent amounts due under any loan secured by, or other obligation affecting, the Property; (iii) any bankruptcy, insolvency or similar proceeding affecting the Property; (iv) any litigation, arbitration, administrative action, government investigation or other pending or threatened action that affects or may affect the Property or Seller's ability to transfer it; and (v) any current, pending or proposed special assessments affecting the Property. Seller shall promptly notify Broker in writing if Seller becomes aware of any of these items during the Listing Period or any extension thereof.
7. **BROKER'S AND SELLER'S DUTIES:**
- A. Broker agrees to exercise reasonable effort and due diligence to achieve the purposes of this Agreement. Unless Seller gives Broker written instructions to the contrary, Broker is authorized, but not required, to (i) order reports and disclosures including those specified in 7C as necessary, (ii) advertise and market the Property by any method and in any medium selected by Broker, including MLS and the Internet, and, to the extent permitted by these media, control the dissemination of the information submitted to any medium; and (iii) disclose to any real estate licensee making an inquiry the receipt of any offers on the Property and the offering price of such offers.
- B. Seller agrees to consider offers presented by Broker, and to act in good faith to accomplish the sale of the Property by, among other things, making the Property available for showing at reasonable times and, subject to paragraph 3F, referring to Broker all inquiries of any party interested in the Property. Seller is responsible for determining at what price to list and sell the Property.
- C. Investigations and Reports: Seller agrees, within 5 (or) Days of the beginning date of this Agreement, to pay for the following pre-sale reports: Structural Pest Control General Property Inspection Homeowners Association Documents Other _____
- D. Seller further agrees to indemnify, defend and hold Broker harmless from all claims, disputes, litigation, judgments attorney fees and costs arising from any incorrect or incomplete information supplied by Seller, or from any material facts that Seller knows but fails to disclose.
8. **DEPOSIT:** Broker is authorized to accept and hold on Seller's behalf any deposits to be applied toward the purchase price.
9. **AGENCY RELATIONSHIPS:**
- A. Disclosure: The Seller acknowledges receipt of a "Disclosure Regarding Real Estate Agency Relationships" (C.A.R. Form AD).
- B. Seller Representation: Broker shall represent Seller in any resulting transaction, except as specified in paragraph 3F.
- C. Possible Dual Agency With Buyer: Depending upon the circumstances, it may be necessary or appropriate for Broker to act as an agent for both Seller and buyer, exchange party, or one or more additional parties ("Buyer"). Broker shall, as soon as practicable, disclose to Seller any election to act as a dual agent representing both Seller and Buyer. If a Buyer is procured directly by Broker or an associate-licensee in Broker's firm, Seller hereby consents to Broker acting as a dual agent for Seller and Buyer. In the event of an exchange, Seller hereby consents to Broker collecting compensation from additional parties for services rendered, provided there is disclosure to all parties of such agency and compensation. Seller understands and agrees that: (i) Broker, without the prior written consent of Seller, will not disclose to Buyer that Seller is willing to sell the Property at a price less than the listing price; (ii) Broker, without the prior written consent of Buyer, will not disclose to Seller that Buyer is willing to pay a price greater than the offered price; and (iii) except for (i) and (ii) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the Property to both parties.
- D. Confirmation: If the Property includes residential property with one-to-four dwelling units, Broker shall confirm the agency relationship described above, or as modified, in writing, prior to or concurrent with Seller's execution of a purchase agreement.
- E. Potentially Competing Sellers and Buyers: Seller understands that Broker may have or obtain listings on other properties, and that potential buyers may consider, make offers on, or purchase through Broker, property the same as or similar to Seller's Property. Seller consents to Broker's representation of sellers and buyers of other properties before, during and after the end of this Agreement. Seller acknowledges receipt of a "Possible Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).

Seller's Initials (_____) (_____)

10. SECURITY AND INSURANCE: Broker is not responsible for loss of or damage to personal or real property, or person, whether attributable to use of a keysafe/lockbox, a showing of the Property, or otherwise. Third parties, including, but not limited to, appraisers, inspectors, brokers and prospective buyers, may have access to, and take videos and photographs of, the interior of the Property. Seller agrees: (i) to take reasonable precautions to safeguard and protect valuables that might be accessible during showings of the Property; and (ii) to obtain insurance to protect against these risks. Broker does not maintain insurance to protect Seller.

11. PHOTOGRAPHS AND INTERNET ADVERTISING:

A. In order to effectively market the Property for sale it is often necessary to provide photographs, virtual tours and other media to buyers. Seller agrees (or checked, does not agree) that Broker may photograph or otherwise electronically capture images of the exterior and interior of the Property ("Images") for static and/or virtual tours of the Property by buyers and others for use on Broker's website, the MLS, and other marketing materials and sites. Seller acknowledges that once Images are placed on the Internet neither Broker nor Seller has control over who can view such Images and what use viewers may make of the Images, or how long such Images may remain available on the Internet. Seller further assigns any rights in all Images to the Broker and agrees that such Images are the property of Broker and that Broker may use such Images for advertising, including post sale and for Broker's business in the future.

B. Seller acknowledges that prospective buyers and/or other persons coming onto the property may take photographs, videos or other images of the property. Seller understands that Broker does not have the ability to control or block the taking and use of Images by any such persons. (If checked) Seller instructs Broker to publish in the MLS that taking of Images is limited to those persons preparing Appraisal or Inspection reports. Seller acknowledges that unauthorized persons may take images who do not have access to or have not read any limiting instruction in the MLS or who take images regardless of any limiting instruction in the MLS. Once Images are taken and/or put into electronic display on the Internet or otherwise, neither Broker nor Seller has control over who views such Images nor what use viewers may make of the Images.

12. KEYSAFE/LOCKBOX: A keysafe/lockbox is designed to hold a key to the Property to permit access to the Property by Broker, cooperating brokers, MLS participants, their authorized licensees and representatives, authorized inspectors, and accompanied prospective buyers. Broker, cooperating brokers, MLS and Associations/Boards of REALTORS® are not insurers against injury, theft, loss, vandalism or damage attributed to the use of a keysafe/lockbox. Seller does (or if checked does not) authorize Broker to install a keysafe/lockbox. If Seller does not occupy the Property, Seller shall be responsible for obtaining occupant(s)' written permission for use of a keysafe/lockbox (C.A.R. Form KLA).

13. SIGN: Seller does (or if checked does not) authorize Broker to install a FOR SALE/SOLD sign on the Property.

14. EQUAL HOUSING OPPORTUNITY: The Property is offered in compliance with federal, state and local anti-discrimination laws.

15. ATTORNEY FEES: In any action, proceeding or arbitration between Seller and Broker regarding the obligation to pay compensation under this Agreement, the prevailing Seller or Broker shall be entitled to reasonable attorney fees and costs from the non-prevailing Seller or Broker, except as provided in paragraph 19A.

16. ADDITIONAL TERMS: REO Advisory Listing (C.A.R. Form REOL) Short Sale Information and Advisory (C.A.R. Form SSIA)
 Trust Advisory (C.A.R. Form TAL)

17. MANAGEMENT APPROVAL: If an associate-licensee in Broker's office (salesperson or broker-associate) enters into this Agreement on Broker's behalf, and Broker or Manager does not approve of its terms, Broker or Manager has the right to cancel this Agreement, in writing, within 5 Days After its execution.

18. SUCCESSORS AND ASSIGNS: This Agreement shall be binding upon Seller and Seller's successors and assigns.

19. DISPUTE RESOLUTION:

A. **MEDIATION:** Seller and Broker agree to mediate any dispute or claim arising between them regarding the obligation to pay compensation under this Agreement, before resorting to arbitration or court action. Mediation fees, if any, shall be divided equally among the parties involved. If, for any dispute or claim to which this paragraph applies, any party (i) commences an action without first attempting to resolve the matter through mediation, or (ii) before commencement of an action, refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action. THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED. Exclusions from this mediation agreement are specified in paragraph 19C.

B. **ARBITRATION OF DISPUTES:**

Seller and Broker agree that any dispute or claim in Law or equity arising between them regarding the obligation to pay compensation under this Agreement, which is not settled through mediation, shall be decided by neutral, binding arbitration. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of residential real estate Law experience, unless the parties mutually agree to a different arbitrator. The parties shall have the right to discovery in accordance with Code of Civil Procedure §1283.05. In all other respects, the arbitration shall be conducted in accordance with Title 9 of Part 3 of the Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered into any court having jurisdiction. Enforcement of this agreement to arbitrate shall be governed by the Federal Arbitration Act. Exclusions from this arbitration agreement are specified in paragraph 19C.

Seller's Initials (_____) (_____)



"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."

"WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

Seller's Initials _____ / _____ Broker's/agent's Initials RN / _____

- C. ADDITIONAL MEDIATION AND ARBITRATION TERMS: The following matters shall be excluded from mediation and arbitration: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; (iii) the filing or enforcement of a mechanic's lien; and (iv) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver or violation of the mediation and arbitration provisions.
20. ENTIRE AGREEMENT: All prior discussions, negotiations and agreements between the parties concerning the subject matter of this Agreement are superseded by this Agreement, which constitutes the entire contract and a complete and exclusive expression of their agreement, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect. This Agreement and any supplement, addendum or modification, including any photocopy or facsimile, may be executed in counterparts.
21. OWNERSHIP, TITLE AND AUTHORITY: Seller warrants that: (i) Seller is the owner of the Property; (ii) no other persons or entities have title to the Property; and (iii) Seller has the authority to both execute this Agreement and sell the Property. Exceptions to ownership, title and authority are as follows: _____

[X] REPRESENTATIVE CAPACITY: This Listing Agreement is being signed for Seller by an individual acting in a Representative Capacity as specified in the attached Representative Capacity Signature Disclosure (C.A.R. Form RCSD-S). Wherever the signature or initials of the representative identified in the RCSD appear on this Agreement or any related documents, it shall be deemed to be in a representative capacity for the entity described and not in an individual capacity, unless otherwise indicated. Seller (i) represents that the entity for which the individual is signing already exists and (ii) shall Deliver to Broker, within 3 Days After Execution of this Agreement, evidence of authority to act (such as but not limited to: applicable trust document, or portion thereof, letters testamentary, court order, power of attorney, resolution, or formation documents of the business entity).

By signing below, Seller acknowledges that Seller has read, understands, received a copy of and agrees to the terms of this Agreement.

Seller _____ Date 07/14/2016
CITY OF ARROYO GRANDE
Address _____ City ARROYO GRANDE State CA Zip 93420
Telephone _____ Fax _____ E-mail _____

Seller _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

Real Estate Broker (Firm) TRIAD REAL ESATE GROUP Cal BRE Lic. # 01953757
Address 2406 BROAD STREET City SAN LUIS OBISPO State CA Zip 93401
By Rodessa Newton Tel. (805)544-5500 E-mail RODESSA@TRIADSLO.COM CalBRE Lic.# 01392093 Date 07/14/2016
RODESSA NEWTON
By _____ Tel. _____ E-mail _____ CalBRE Lic.# _____ Date _____

[] Two Brokers with different companies are co-listing the property. Co-listing Broker information is on the attached Additional Broker Acknowledgement (C.A.R. Form ABA).

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Reviewed by _____ Date _____



Property Address: PEARWOOD HILL, ARROYO GRANDE, CA 93420

("Property")

1. **INTRODUCTION:** Selling property in California is a process that involves many steps. From start to finish, it could take anywhere from a few weeks to many months, depending upon the condition of your Property, local market conditions and other factors. You have already taken an important first step by listing your Property for sale with a licensed real estate broker. Your broker will help guide you through the process and may refer you to other professionals, as needed. This advisory addresses many things you may need to think about and do as you market your Property. Some of these things are requirements imposed upon you, either by law or by the listing or sale contract. Others are simply practical matters that may arise during the process. Please read this document carefully and, if you have any questions, ask your broker or appropriate legal or tax advisor for help.
2. **DISCLOSURES:**
 - A. **General Disclosure Duties:** You must affirmatively disclose to the buyer, in writing, any and all known facts that materially affect the value or desirability of your Property. You must disclose these facts whether or not asked about such matters by the buyer, any broker, or anyone else. This duty to disclose applies even if the buyer agrees to purchase your Property in its present condition without requiring you to make any repairs. If you do not know what or how to disclose, you should consult a real estate attorney in California of your choosing. Broker cannot advise you on the legal sufficiency of any disclosures you make. If the Property you are selling is a residence with one to four units except for certain subdivisions, your broker also has a duty to conduct a reasonably competent and diligent visual inspection of the accessible areas and to disclose to a buyer all adverse material facts that the inspection reveals. If your broker discovers something that could indicate a problem, your broker must advise the buyer.
 - B. **Statutory Duties:** (For one-to-four Residential Units):
 - (1) You must timely prepare and deliver to the buyer, among other things, a Real Estate Transfer Disclosure Statement ("TDS"), and a Natural Hazard Disclosure Statement ("NHD"). You have a legal obligation to honestly and completely fill out the TDS form in its entirety. (Many local entities or organizations have their own supplement to the TDS that you may also be asked to complete.) The NHD is a statement indicating whether your Property is in certain designated flood, fire or earthquake/seismic hazard zones. Third-party professional companies can help you with this task.
 - (2) Depending upon the age and type of construction of your Property, you may also be required to provide and, in certain cases you can receive limited legal protection by providing, the buyer with booklets entitled "The Homeowner's Guide to Earthquake Safety," "The Commercial Property Owner's Guide to Earthquake Safety," "Protect Your Family From Lead in Your Home" and "Environmental Hazards: A Guide For Homeowners and Buyers." Some of these booklets may be packaged together for your convenience. The earthquake guides ask you to answer specific questions about your Property's structure and preparedness for an earthquake. If you are required to supply the booklet about lead, you will also be required to disclose to the buyer any known lead-based paint and lead-based paint hazards on a separate form. The environmental hazards guide informs the buyer of common environmental hazards that may be found in properties.
 - (3) If you know that your property is: (i) located within one mile of a former military ordnance location; or (ii) in or affected by a zone or district allowing manufacturing, commercial or airport use, you must disclose this to the buyer. You are also required to make a good faith effort to obtain and deliver to the buyer a disclosure notice from the appropriate local agency(ies) about any special tax levied on your Property pursuant to the Mello-Roos Community Facilities Act, the Improvement Bond Act of 1915, and a notice concerning the contractual assessment provided by section 5898.24 of the Streets And Highways Code (collectively, "Special Tax Disclosures").
 - (4) If the TDS, NHD, or lead, military ordnance, commercial zone or Special Tax Disclosures are provided to a buyer after you accept that buyer's offer, the buyer will have 3 days after delivery (or 5 days if mailed) to terminate the offer, which is why it is extremely important to complete these disclosures as soon as possible. There are certain exemptions from these statutory requirements; however, if you have actual knowledge of any of these items, you may still be required to make a disclosure as the items can be considered material facts.
 - C. **Death and Other Disclosures:** Many buyers consider death on real property to be a material fact in the purchase of property. In some situations, it is advisable to disclose that a death occurred or the manner of death; however, California Civil Code Section 1710.2 provides that you have no disclosure duty "where the death has occurred more than three years prior to the date the transferee offers to purchase, lease, or rent the real property, or [regardless of the date of occurrence] that an occupant of that property was afflicted with, or died from, Human T-Lymphotropic Virus Type III/Lymphadenopathy-Associated Virus." This law does not "immunize an owner or his or her agent from making an intentional misrepresentation in response to a direct inquiry from a transferee or a prospective transferee of real property, concerning deaths on the real property."
 - D. **Condominiums and Other Common Interest Subdivisions:** If the Property is a condominium, townhouse, or other property in a common interest subdivision, you must provide to the buyer copies of the governing documents, the most recent financial statements distributed, and other documents required by law or contract. If you do not have a current version of these documents, you can request them from the management of your homeowner's association. To avoid delays, you are encouraged to obtain these documents as soon as possible, even if you have not yet entered into a purchase agreement to sell your Property.
3. **CONTRACT TERMS AND LEGAL REQUIREMENTS:**
 - A. **Contract Terms and Conditions:** A buyer may request, as part of the contract for the sale of your Property, that you pay for repairs to the Property and other items. Your decision on whether or not to comply with a buyer's requests may affect your ability to sell your Property at a specified price.

- B. **Withholding Taxes:** Under federal and California tax laws, a buyer is required to withhold a portion of the purchase price from your sale proceeds for tax purposes unless you sign an affidavit of non-foreign status and California residency, or some other exemption applies and is documented.
 - C. **Prohibition Against Discrimination:** Discriminatory conduct in the sale of real property against individuals belonging to legally protected classes is a violation of the law.
 - D. **Government Required Repairs, Replacements and Alterations:** Under State law, Property owners with limited exceptions, are required to: (1) Install operable smoke alarms and brace water heaters and provide a Buyer with a statement of compliance. Existing operable smoke alarms, that met compliance standards when installed, do not have to be removed even if not up to current legal requirements. Smoke alarms that are added or that replace older versions must comply with current law; and (2) install carbon monoxide detection devices. Some city and county governments may impose additional requirements, including, but not limited to, installing low-flow toilets and showerheads, gas shut-off valves, tempered glass, and barriers around swimming pools and spas. You should consult with the appropriate governmental agencies, inspectors, and other professionals to determine which requirements apply to your Property, the extent to which your Property complies with such requirements, and the costs, if any, of compliance.
 - E. **EPA's LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE:** The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-based paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1, 2010. See the EPA website at www.epa.gov/lead for more information.
 - F. **Legal, Tax and Other Implications:** Selling your Property may have legal, tax, insurance, title or other implications. You should consult an appropriate professional for advice on these matters.
4. **MARKETING CONSIDERATIONS:**
- A. **Pre-Sale Inspections and Considerations:** You should consider doing what you can to prepare your Property for sale, such as correcting any defects or other problems, making cosmetic improvements, and staging. Many people are not aware of defects in or problems with their own Property. One way to make yourself aware is to obtain professional inspections prior to sale. Pre-sale inspections may include a general property inspection; an inspection for wood destroying pest and organisms (Structural Pest Control Report) and an inspection of the septic or well systems, if any, among others. By doing this, you then have an opportunity to make repairs before your Property is sold, which may enhance its marketability. Keep in mind, however, that any problems revealed by such inspection reports or repairs that have been made, whether or not disclosed in a report, should be disclosed to the buyer (see "Disclosures" in paragraph 2 above). This is true even if the buyer gets his/her own inspections covering the same area. Obtaining inspection reports may also assist you during contract negotiations with the buyer. For example, if a Structural Pest Control Report has both a primary and secondary recommendation for clearance, you may want to specify in the purchase agreement those recommendations, if any, for which you are going to pay.
 - B. **Post-Sale Protections:** It is often helpful to provide the buyer with, among other things, a home protection/warranty plan for the Property. These plans will generally cover problems, not deemed to be pre-existing, that occur after your sale is completed. In the event something does go wrong after the sale, and it is covered by the plan, the buyer may be able to resolve the concern by contacting the home protection company.
 - C. **Safety Precautions:** Advertising and marketing your Property for sale, including, but not limited to, holding open houses, placing a keysafe/lockbox, erecting FOR SALE signs, and disseminating photographs, video tapes, and virtual tours of the premises, may jeopardize your personal safety and that of your Property. You are strongly encouraged to maintain insurance, and to take any and all possible precautions and safeguards to protect yourself, other occupants, visitors, your Property, and your belongings, including cash, jewelry, drugs, firearms and other valuables located on the Property, against injury, theft, loss, vandalism, damage, and other harm.
 - D. **Expenses:** You are advised that you, not the Broker, are responsible for the fees and costs, if any, to comply with your duties and obligations to the buyer of your Property.
5. **OTHER ITEMS:** _____

Seller has read and understands this Advisory. By signing below, Seller acknowledges receipt of a copy of this document.

Seller _____ Date _____
Print Name CITY OF ARROYO GRANDE

Seller _____ Date _____
Print Name _____

Represented by: _____ CalBRE Lic.#: 01953757
 Real Estate Broker TRIAD REAL ESATE GROUP
 By Rodessa Newton RODESSA NEWTON CalBRE Lic.# 01392093 Date 07/14/2016
 By _____ CalBRE Lic.# _____ Date _____
 Address 2436 BROAD STREET City SAN LUIS OBISPO State CA Zip 93401
 Telephone (805)544-5500 Fax (805)544-5501 E-mail RODESSA@TRIADSLO.COM

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Reviewed by _____ Date _____





REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (FOR SELLER REPRESENTATIVES)

(C.A.R. Form RCSD-S, Revised 6/16)

This form is not an assignment. It should not be used to add new parties after a contract has been formed. The purpose of this form is to identify who the principal is in the transaction and who has authority to sign documents on behalf of the principal.

This is a disclosure to the Purchase Agreement or Listing Agreement, OR [] Other [] Other dated 07/14/2016, ("Agreement"), for the property known as PEARWOOD HILL ("Property"), between [] Buyer, [X] Broker and CITY OF ARROYO GRANDE ("Seller").

If a trust, identify Seller as the trustee(s) of the trust or by simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust 3.). Full name of trust should be identified in 1A below. If power of attorney, insert principal's name as Seller.

- 1. [] A. TRUST: (1) The Property is held in trust pursuant to a trust document, titled (Full name of Trust) [] dated [] (2) The person(s) signing below is/are Sole/Co/Successor Trustee(s) of the Trust. [] B. ENTITY: Seller is a [] Corporation, [] Limited Liability Company, [] Partnership [X] Other: CITY which has authorized the officer(s), managing member(s), partner(s) or person(s) signing below to act on its behalf. An authorizing resolution of the applicable body of the entity described above [] is [] is not attached. [] C. POWER OF ATTORNEY: Seller ("Principal") has authorized the person(s) signing below ("Attorney-In-Fact", "Power of Attorney" or "POA") to act on his/her behalf pursuant to a General Power of Attorney ([] Specific Power of Attorney for the Property), dated [] . This form is not a Power of Attorney. A Power of Attorney must have already been executed before this form is used. [] D. ESTATE: (1) Seller is an [] estate, [] conservatorship, or [] guardianship identified by Superior Court Case name as [] , Case # [] . (2) The person(s) signing below is/are court approved representatives (whether designated as Sole or Co-Executor, Administrator, Conservator, Guardian) of the entity described in paragraph 1A1.

2. Seller's Representative represents that the trust, entity or power of attorney for which that Party is acting already exists.

Seller:

By [] Date: [] (Sign Name of Trustee, Officer, Managing Member, Partner, Attorney-in-Fact or Administrator/Executor) (Print Representative Name) [] Title: []

By [] Date: [] (Sign Name of Trustee, Officer, Managing Member, Partner, Attorney-in-Fact or Administrator/Executor) (Print Representative Name) [] Title: []

Acknowledgement of Receipt By Other Party:

(Listing Broker) TRIAD REAL ESATE GROUP By Rodessa Newton Date: 07/14/2016

(Buyer) [] Date: [] (Print Buyer Name) []

(Buyer) [] Date: [] (Print Buyer Name) []

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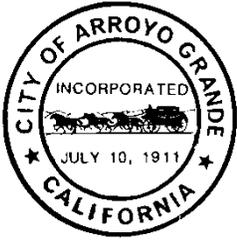
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Reviewed by [] Date []



RCSD-S REVISED 6/16 (PAGE 1 OF 1)

REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (RCSD-S PAGE 1 OF 1)



MEMORANDUM

TO: CITY COUNCIL

FROM: DEBBIE MALICOAT, DIRECTOR OF ADMINISTRATIVE SERVICES

SUBJECT: CONSIDERATION OF SECOND AMENDMENT TO AMENDED AND RESTATED SOLID WASTE COLLECTION FRANCHISE AGREEMENT WITH SOUTH COUNTY SANITARY SERVICE, INC.

DATE: JULY 26, 2016

RECOMMENDATION:

It is recommended the City Council approve the Second Amendment to the City's Franchise Agreement for solid waste collection.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

There is no significant impact on financial or personnel resources related to the proposed action. There will be minor staff time involved in processing the amendment.

BACKGROUND:

The City has had a Franchise Agreement (Agreement) with South County Sanitary Service (SCSS), a subsidiary of Waste Connections, for collection, diversion and disposal of solid waste since 1997. The Agreement was most recently amended on March 22, 2016, to include tipping fee increases approved by the County Board of Supervisors in 2014 for landfill improvements, from the calculation of whether the SCSS rate increases are greater than the cumulative cost of living increase. Rate increases that exceed the cumulative increase in the consumer price index trigger an optional termination provision that may be exercised by the City.

At this time, SCSS has requested a change to the current franchise agreement which would extend the contract by 20 years, beginning with the first day of operation of a new Kompogas organics processing facility.

ANALYSIS OF ISSUES:

Background of Organic/Green Waste Developments

- In late 2010, the green waste composting facility at Cold Canyon Landfill was closed. Green waste collected by SCSS has been used as either alternative daily cover at the landfill or transported to Engle and Gray in Santa Maria for composting.

CITY COUNCIL

CONSIDERATION OF SECOND AMENDMENT TO AMENDED AND RESTATED SOLID WASTE COLLECTION FRANCHISE AGREEMENT WITH SOUTH COUNTY SANITARY SERVICE, INC.

JULY 26, 2016

PAGE 2

- In 2014, Assembly Bill (AB) 1826 and AB 1594 were enacted. AB 1826 established a mandatory organics management program which will require businesses to recycle all organics including food waste. This requirement phases in, with the first deadline being April 2016 for businesses that generate eight cubic yards or more per week of organics. AB 1594 eliminates the diversion credit for using green waste as alternative daily cover.
- Cal Recycle and the State Water Resources Control Board are developing new, more stringent compost regulations.
- The Intergovernmental Panel on Climate Change now estimates that the greenhouse gas potential of methane is 34 times greater than that of carbon dioxide.
- On April 29, 2015, Governor Brown set the goal of reducing greenhouse gas to 40% below 1990 levels by 2030.
- On May 7, 2015, the Air Resources Board issued a concept paper to set an initial goal of diverting 75% of organics from landfills by 2020 and diverting 90% of organics from landfills by 2025.

Solution to Organic/Green Waste Regulations and Goals: Organics Diversion Program

In early spring 2015, Integrated Waste Management Authority (IWMA) staff presented a progress report to its Board on the management of organics in San Luis Obispo County and identified three potential providers that could manage both green and food waste: Engle and Gray, Mid-State Solid Waste, and Hitachi Zosen Inova (HZI). Recognizing the need for a comprehensive long-term organics management plan, Waste Connections issued a Request for Proposals and requested the three potential providers submit proposals structured to reflect the tonnages and needs of the entire service area, from San Simeon to Nipomo. Engle and Gray and HZI submitted responsive proposals.

Waste Connections selected HZI to provide a Kompogas Anaerobic Digestion Plant¹ that would produce renewable energy. The anaerobic digestion plant would be designed, built, and operated by HZI/Kompogas, under contract to Waste Connections. The HZI group owns Kompogas and is a recognized leader in energy from waste, delivering complete turnkey plants and system solutions for energy recovery from waste. The first Kompogas anaerobic digestion plant was built in 1991 in Switzerland

¹ Anaerobic digestion is different than composting in that the process of decomposition occurs in an oxygen-free environment. Unlike composting, this process produces energy in the form of biogas and minimizes the need for water. In addition, all activities are inside a building, thus minimizing odors, storm water runoff, and litter.

**CITY COUNCIL
CONSIDERATION OF SECOND AMENDMENT TO AMENDED AND RESTATED
SOLID WASTE COLLECTION FRANCHISE AGREEMENT WITH SOUTH COUNTY
SANITARY SERVICE, INC.
JULY 26, 2016
PAGE 3**

and is still in operation. Currently, there are 75 plants operating throughout the world; however there are none in the United States.

Two-Phase Implementation of Organics Diversion Program

At the May 13, 2015 IWMA Board meeting, Waste Connections presented their plan for the long-term management of all organic waste with Kompogas, that included an interim and permanent phase. The plan would incorporate Waste Connection's entire service area from San Simeon to Nipomo and cover a 20-year period beginning with the operation of a long-term collection and processing facility of all organic waste.

Interim Phase:

On March 22, 2016, the City Council adopted Resolution No. 4714 approving SCSS rate increases effective for 2016, 2017, and 2018. These rate increases include the interim phase of collecting residential and commercial green waste and transferring all of the green waste to Engle and Gray.

Permanent Phase:

The permanent phase is planned to begin in about mid-2017, beginning with the construction of a \$12 million organics processing facility at Waste Connections' existing yard on Old Santa Fe Road in San Luis Obispo. This industrial site is located where the garbage trucks start and end each day and has an existing building that will be used for the organics receiving area. To implement the permanent phase of the organics management program, Waste Connections will enter into a long-term agreement with HZI, where HZI would design, finance, build, own, and operate a Kompogas plant for a fixed fee, subject only to cost of living increases and adjustments for the sale price of electricity and/or compost/compost tea. In return, Waste Connections will guarantee to deliver organics from its entire San Luis Obispo County service area for a 20-year period. This guarantee is necessary for HZI to obtain the financing to build the \$12 million plant. This project would meet state regulations and has the best chance to contain costs over this period relative to other sites and technologies.

Franchise Agreement 20-Year Extension

The existing franchise agreement would need to be extended to cover the 20-year operating period of the Kompogas plant. The franchise extension is conditioned on the Kompogas plant being built. Similarly, commitments are needed from all the other cities in Waste Connections' service area. To date, the City of San Luis Obispo, Nipomo, Avila Beach, Morro Bay, Grover Beach and Pismo Beach have extended their franchise agreements. The Oceano Community Services District will be considering contract extensions shortly. If the plant is not built, the franchise agreement would remain valid until 2023, and the Interim Phase of transporting organic waste to Santa Maria for processing would continue past mid-2017 until a new long-term solution could be developed and implemented. As mentioned, the agreement would only be extended if the facility goes into production.

**CITY COUNCIL
CONSIDERATION OF SECOND AMENDMENT TO AMENDED AND RESTATED
SOLID WASTE COLLECTION FRANCHISE AGREEMENT WITH SOUTH COUNTY
SANITARY SERVICE, INC.
JULY 26, 2016
PAGE 4**

ALTERNATIVES:

The following alternatives are provided for City Council consideration:

1. Approve the proposed amendment;
2. Do not approve the proposed amendment; or
3. Provide direction to staff.

ADVANTAGES:

Approval of the Second Amendment will provide SCSS and Waste Management assurance that the City's organics waste stream will be available for processing through the Kompogas facility for a 20 year term, which increases the financial feasibility of the project.

DISADVANTAGES:

The costs for processing organic waste will be passed on to the solid waste collection customers. This is true regardless of which alternative is used to process the organic waste.

ENVIRONMENTAL REVIEW:

No environmental review is required for this item.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted in front of City Hall on Thursday, July 20, 2016. The Agenda and report were posted on the City's website on Friday, July 21, 2016.

**SECOND AMENDMENT TO
AMENDED AND RESTATED
SOLID WASTE COLLECTION FRANCHISE AGREEMENT**

THIS SECOND AMENDMENT TO AMENDED AND RESTATED SOLID WASTE COLLECTION FRANCHISE AGREEMENT (this “**Amendment**”) is made and entered into this ___ day of _____, 2016, in the State of California, and shall modify that certain Amended and Restated Solid Waste Collection Franchise Agreement, dated June 10, 2008 (the “**Agreement**”), by and between the CITY OF ARROYO GRANDE, a political subdivision of the State of California (“**City**”) and SOUTH COUNTY SANITARY SERVICE, INC., a California corporation (“**Contractor**”). City and Contractor may be collectively referred to herein as the “**Parties**” and individually as a “Party”, unless specifically identified otherwise.

RECITALS

WHEREAS, on September 28, 2014, the Governor of California approved AB 1826 which requires each jurisdiction, on and after January 1, 2016, to implement an organic waste recycling program to divert organic waste from certain businesses;

WHEREAS, in order to implement AB 1826’s requirements, Contractor has proposed to enter into a long term agreement with Hitachi Zosen Inova to construct and operate a Kompost facility at Contractor’s property located at 4388 Old Santa Fe Road, San Luis Obispo, to compost food and green waste generated by City;

WHEREAS, in order to finance such facility, Contractor requires a twenty year commitment from City to divert all food and green waste to Contractor;

WHEREAS, City’s City Council finds that an exclusive franchise granted to a private company for the collection and processing of residential solid waste (including food and green waste) is the most effective and efficient way to collect and divert residential food and green waste within City;

WHEREAS, City’s City Council further finds that the construction of a food and green waste processing facility is in the best interests of City, will help promote the health, safety and welfare of the community and the environment and otherwise furthers the goals and objectives of AB 1826; and

WHEREAS, the Parties now wish to amend the Agreement to extend the Term of the Agreement conditioned upon Contractor’s meeting the criteria set forth herein.

AGREEMENT

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES AGREE TO AMEND THE AGREEMENT, AS FOLLOWS:

1. Amendment to Article 1 (Definitions). Article 1 of the Agreement is hereby amended to replace or add, as applicable, the following definition:

“(i) **“Facility”** means any plant or site utilized by Contractor (or a subcontractor of Contractor) for the purposes of performing the duties to fulfill this Agreement, including, without limitation, processing the City’s Green Waste and Food Waste. For purposes of Section 3.5, “Facility” means a Kompogas facility (or other similar technology) capable of processing the City’s Green Waste and Food Waste.”

“(ii) **“Facility Operation Date”** means the date on which, following its start-up, testing and commissioning, the Facility processes commercial quantities of Food Waste and Green Waste.”

“(iii) **“Food Waste”** means a waste material of plant or animal origin that results from the preparation or processing of food for animal or human consumption and that is separated from the municipal solid waste stream. Food waste includes, but is not limited to, food waste from food facilities as defined in Health and Safety Code section 113789 (such as restaurants), food processing establishments as defined in Health and Safety Code section 111955, grocery stores, institutional cafeterias (such as prisons, schools and hospitals), and residential food scrap collection. Food Waste does not include any material that is required to be handled only pursuant to the California Food and Agricultural Code and regulations adopted pursuant thereto.”

“(iv) **“Green Waste”** means tree trimmings, grass cuttings, dead plants, leaves, branches, dead trees and scrap wood (not more than six (6) inches in diameter) and similar materials generated at the premises.”

2. **New Section 3.5.** Article 3 of the Agreement is hereby amended to add the following new Section 3.5:

“3.5 Additional Technology Extension.

A. Subject to the conditions set forth in Section 3.5.B below, the Term of this Agreement shall be extended such that the Term of this Agreement shall expire at midnight on the twentieth (20th) annual anniversary of the Facility Operation Date, subject to further extension as provided in Section 3.3 (Option to Extend).

B. Contractor and City acknowledge that the foregoing twenty (20)-year Term extension is expressly contingent upon:

(i) By no later than January 1, 2018, Contractor executing a definitive long-term agreement with Hitachi Zosen Inova U.S.A. LLC (or other company approved by the City of San Luis Obispo) for the development, construction and operation of a Kompogas Facility (or other similar technology) capable of processing the City’s Green Waste and Food Waste; and

(ii) By no later than January 1, 2020, completion of a Kompogas Facility (or other similar technology) capable of processing the City’s Green Waste and Food Waste; provided, however, that in the event such Facility

has not been completed by January 1, 2020, due to reasons beyond the reasonable control of, and not due to the fault or negligence of Contractor, such completion date shall be extended by the number of days reasonably required to complete the Facility, but only to the extent that Contractor uses (and continues to use) due diligence to pursue completion of the Facility.

C. In the event Contractor does not enter into such definitive agreement and/or the Facility is not constructed and operational within the time frames set forth in Section 3.5.B, Contractor and City agree that the Term of this Agreement shall be until June 10, 2023, subject to further extension as provided in Section 3.3 (Option to Extend).”

3. **Counterparts**. This Amendment may be executed in one or more facsimile or original counterparts, each of which shall be deemed an original and both of which together shall constitute one and the same instrument.
4. **Ratification**. All terms and provisions of the Agreement not amended hereby, either expressly or by necessary implication, shall remain in full force and effect. From and after the date of this Amendment, all references to the term “Agreement” in this Amendment and in the original Agreement shall include the terms contained in this Amendment.
5. **Conflicting Provisions**. In the event of any conflict between the original terms of the Agreement and this Amendment, the terms of this Amendment shall prevail.
6. **Authorization**. Each Party executing this Amendment represents and warrants that it is duly authorized to cause this Amendment to be executed and delivered.

*[Remainder of Page Intentionally Left Blank;
Signature Page Follows.]*

IN WITNESS WHEREOF, City and Contractor have executed this First Amendment to Amended and Restated Solid Waste Collection Franchise Agreement on the day and year first hereinabove set forth.

CITY:

CITY OF ARROYO GRANDE

CONTRACTOR:

SOUTH COUNTY SANITARY SERVICE,
INC.

By: _____
Name: Jim Hill
Title: Mayor

By: _____
Name:
Title:

Attest:

By: _____
Name: Kelly Wetmore
Title: City Clerk

Approved as to Content:

By: _____
Name: Geoff English
Title: Acting City Manager

Approved as to Form:

By: _____
Name: Heather K. Whitham
Title: City Attorney

MINUTES

SPECIAL MEETING OF THE CITY COUNCIL MONDAY, JUNE 13, 2016

COUNCIL CHAMBERS, 215 EAST BRANCH STREET ARROYO GRANDE, CALIFORNIA

1. CALL TO ORDER

Mayor Hill called the Special City Council Meeting to order at 6:00 p.m.

2. ROLL CALL

Council Members Jim Guthrie, Tim Brown, Kristen Barneich, Mayor Pro Tem Barbara Harmon, and Mayor Jim Hill were present.

City Manager Dianne Thompson, City Attorney Heather Whitham, Director of Legislative and Information Services/City Clerk Kelly Wetmore, Director of Administrative Services Debbie Malicoat, Community Development Director Teresa McClish, Recreation Services Director John Rogers, Public Works Director Geoff English, Police Chief Steven Annibali, and Five Cities Fire Authority Fire Chief Steve Lieberman were present.

3. FLAG SALUTE

Mayor Hill led the flag salute and then asked for a moment of silence in memory of the Orlando, Florida shooting victims.

4. CITY COUNCIL GOAL SETTING

This is the first of two meetings which comprise the Council Goal Setting process. During this meeting, the Council will receive a presentation on the City's Fiscal Year 2015-16 accomplishments, current priorities and projects in process, upcoming projects, and projects planned for Fiscal Year 2016-17. The second meeting for the City Council Goal Setting session will be held at a Special Meeting on June 27, 2016 at 6:00 p.m. No formal action will be taken.

City Manager Thompson provided an overview of the City Council goal setting process, which would include a status update of the City's Fiscal Year (FY) 2015-17 Biennial Budget, a presentation from each Department, an opportunity for Council feedback and community comments, and next steps. She stated there would be opportunities for public input to the Council by attending the goal setting meetings and by email to agcity@arroyogrande.org. She referred to the Critical Needs Action Plan and Citywide Goals in the FY 2015-17 Biennial Budget, and reviewed Citywide expenditures, General Fund Tax Revenue, and Citywide Revenues.

Department presentations were given on FY 2015-16 accomplishments, current priorities and projects in process, anticipated projects, and projects planned for FY 2016-17, trends, and unmet needs.

City Manager Thompson then introduced facilitator Don Maruska, who provided an overview of his background as a facilitator and explained the purpose of the goal setting sessions. He noted that each Council member received a form to provide seven goals each. He explained the value of the workshop format and process for the next session.

Council comments and questions ensued regarding the City's accomplishments; concerns about issues coming from other agencies and how they're prioritized; that community comments are encouraged through this goal setting process; and acknowledgment of the number of City initiatives and projects currently underway or planned. It was noted that Council may want to

Minutes of City Council Special Meeting

June 13, 2016

Page 2

check in with Department Directors to see if proposed goals are achievable in one year and to be mindful of projects currently underway as it relates to prioritizing, feasibility and timeline for new goals. There was further discussion regarding building permit activity; which studies are grant funded; the status of the Economic Development Plan; impacts of the drought on economic development; the need for centralizing permanent paper records storage; updating the Police Department's mobile data computers; Police staffing; and the use of COPS funds for technology upgrades in the Police Department.

Mayor Hill called for a break at 8:10 p.m. The Council reconvened at 8:16 p.m.

In response to questions from Council, staff provided information on the fire reduction project on Via La Barranta; the Soto Facility Use Policy; stated that information regarding the number of full time employees in 2006 versus 2016 would be provided to Council as follow up information; policies and procedures regarding sidewalk repairs and identifying trees that impact sidewalks; and the State's stormwater mandates and costs.

City Manager Thompson provided a status update on the preparation of the Economic Development Plan.

5. CITIZENS' INPUT, COMMENTS, AND SUGGESTIONS.

Mayor Hill invited public comment. Speaking from the public were Patty Welsh, Arroyo Grande, who thanked the Council for the moment of silence, asked what the goals are for the City Manager, asked why a facilitator is needed for this process, stated that she did not hear anything about a CERT program for the City from the Fire Chief, commented that the Tree Guild plants trees but does not maintain them afterwards which is a concern going forward due to staff constraints, commented on plan checks and a kiosk, and expressed concern regarding exposed trash dumpsters located in business parking lots; and Colleen Martin, who thanked the Council for having this meeting, appreciated seeing the accomplishments, current and anticipated projects, and unmet needs, acknowledged the City's organizational values but stated that the City's mission and goals are missing, suggested the Council create a document that citizens could see, stated she knows what the Department goals are, but asked what are Council's individual goals are, stated that goals should come first, then the budget to support those goals, stated that her goals for the City include a grocery store, a parking policy to get parked vehicles off the street, exemplary customer service to residents, beautification efforts at the entrances to the City, outreach to the City's elderly population in all areas, pride in residences and what our City looks like, improving water conservation process, training for Council, Commission, and Board Members, Citywide outreach for the General Plan Update, a Technology Plan and addressing unfunded technology needs, and an articulated plan for reserves, and stated she was glad to have a facilitator to assist in this process.

7. ADJOURNMENT

Following additional Council comments, which included acknowledgment of the City's limited funding, that the City also needs to establish long term goals to address things like asset replacement and maintenance issues, that the public is encouraged to provide input, that economic development is key as current revenues do not support the services being provided, and that there are a number of projects that need to be completed, the special meeting was adjourned at 8:45 p.m. to the Regular City Council Meeting of June 14, 2016 at 6:00 p.m. in the Council Chambers located at 215 E. Branch Street.

Jim Hill, Mayor

ATTEST:

Kelly Wetmore, City Clerk

(Approved at CC Mtg _____)

ACTION MINUTES

SPECIAL AND REGULAR MEETINGS OF THE CITY COUNCIL TUESDAY, JUNE 14, 2016 COUNCIL CHAMBERS, 215 EAST BRANCH STREET ARROYO GRANDE, CALIFORNIA

SPECIAL MEETING 5:00 P.M.

CALL TO ORDER

Mayor Hill called the Special City Council Meeting to order at 5:00 p.m.

ROLL CALL

Council Members Jim Guthrie, Tim Brown, Kristen Barneich, Mayor Pro Tem Barbara Harmon and Mayor Jim Hill were present. City Manager Dianne Thompson, City Attorney Heather Whitham, and Director of Legislative and Information Services/City Clerk Kelly Wetmore were also present.

PUBLIC COMMENT ON CLOSED SESSION ITEM

None.

CLOSED SESSION

City Attorney Whitham announced the City Council would recess to a closed session for the following item:

- a. Conference with Labor Negotiator pursuant to Government Code Section 54957.6:
Agency Designated Representative: Dianne Thompson, City Manager
Represented Employees: Arroyo Grande Police Officers' Association (AGPOA)

Adjourned to closed session.

RECONVENE

The City Council reconvened to open session at 6:00 p.m. in conjunction with the Regular City Council Meeting. Announcement(s) of any reportable action(s) taken in closed session was taken under Item 5.

REGULAR MEETING 6:00 p.m.

1. CALL TO ORDER

Mayor Hill called the Regular City Council Meeting to order at 6:00 p.m.

2. ROLL CALL

City Council: Council Members Jim Guthrie, Tim Brown, Kristen Barneich, Mayor Pro Tem Barbara Harmon and Mayor Jim Hill were present.

Staff Present: City Manager Dianne Thompson, City Attorney Heather Whitham, Assistant City Attorney David Hirsch, Director of Legislative and Information Services/City Clerk Kelly Wetmore, Director of Administrative Services Debbie Malicoat, Public Works Director Geoff English, Associate Planner Kelly Heffernon, Police Chief Steven Annibali, and Five Cities Fire Authority Fire Chief Steve Lieberman.

3. MOMENT OF REFLECTION

4. FLAG SALUTE

Anita Shower, representing Exchange Club of the Central Coast, led the Flag Salute.

5. AGENDA REVIEW

5.a. Closed Session Announcements.

June 14, 2016 Special City Council Meeting:

- a. Conference with Labor Negotiator pursuant to Government Code Section 54957.6:
Agency Designated Representative: Dianne Thompson, City Manager
Represented Employees: Arroyo Grande Police Officers' Association (AGPOA)

City Attorney Whitham announced that the City Council met in closed session at 5:00 p.m. to meet with the City's labor negotiator regarding the AGPOA and no reportable action was taken.

May 24, 2016 Regular City Council Meeting:

- a. Conference with Real Property Negotiator pursuant to Government Code Section 54956.8:
Property: 202 Le Point Street, Arroyo Grande
Agency negotiator: Dianne Thompson, City Manager
Negotiating parties: John and Maureen Gutierrez
Under negotiation: Price and terms of payment
- b. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8:
Property: 132 Le Point Street, Arroyo Grande
Agency negotiator: Dianne Thompson, City Manager
Negotiating party: Sunny Jacobson
Under negotiation: Price and terms of payment
- c. Conference with Labor Negotiator pursuant to Government Code Section 54957.6:
Agency Designated Representative: Dianne Thompson, City Manager
Represented Employees: Arroyo Grande Police Officers' Association (AGPOA)
- d. Conference With Labor Negotiator pursuant to Government Code Section 54957.6:
Agency Designated Representative: Dianne Thompson, City Manager
Unrepresented Employees: Management Employees
- e. Conference Involving a Joint Powers Agency – Five Cities Fire Authority pursuant to Government Code Section 54956.96(b):
Discussion concerned:
Conference with Labor Negotiators Pursuant to Government Code Section 54957.6:

Agency Negotiators: Shelline K. Bennett. Law Firm of Liebert Cassidy Whitmore; Debbie Malicoat, Administrative Services Director – Arroyo Grande; Channelle Hubbard, Human Resources Coordinator – Grover Beach
Represented Employees: International Association of Fire Fighters (IAFF) Local 4403
Local agency representative on Five Cities Fire Authority Board: Barbara Harmon
Additional attendee: Dianne Thompson, City Manager

City Attorney Whitham announced that the City Council met in closed session on May 24, 2016 and unanimously decided to move forward to exercise the City's option to purchase the property located at 202 Le Point Street and 132 Le Point Street; provided direction regarding the Arroyo Grande Police Officers' Associations' labor negotiation to the City Manager; provided direction regarding the management employees' labor negotiation to the City Manager; and provided direction regarding the International Association of the Fire Fighters labor negotiation to the City's representative on the Five Cities Fire Authority Board.

5.b. Ordinances Read in Title Only.

Council Member Brown moved, Council Member Barneich seconded, and the motion passed unanimously that all ordinances presented at the meeting shall be read by title only and all further readings be waived.

6. SPECIAL PRESENTATIONS

None.

7. CITIZENS' INPUT, COMMENTS, AND SUGGESTIONS

Mayor Hill invited public comment. Speaking from the public were Jim Buttery, from Andre Morris and Buttery, representing Cal Pacific Annual Conference of the United Methodist Camp, who stated that the Church is seeking protection pursuant to the Government Code against historical designation of the property and provided a copy of the Resolution of the Board of Trustees of the Cal Pacific Annual Conference of the United Methodist Church opposing any historical designation due to the religious entity exemption; Scott Pace, self-employed residential developer, commented on the processing delays for his proposed subdivision project on Hwy 227 (Tract 2985) that he has been working on for 12 years and requested the Council direct that the project be put on the Planning Commission and City Council agendas for approval; Patty Welsh, spoke about efforts to close down a business located at 1147 E. Grand Avenue that is doing taxes illegally in the City, noted the City revoked its business license, expressed concern that the business is still operating, and requested the City continue to pursue closing this business down; and Richard Waller, presented philosophy on political anthropology as it relates to divisions in the community and that members of the community must work together to make the community successful, how this applies it to Arroyo Grande, expressed concern about ongoing divisions in community, and requested that the Council work together to show leadership to stop negative attacks on Council members and staff.

8. CITY MANAGER REPORT:

City Manager Thompson provided a status report on upcoming and recently considered items by the Traffic Commission, Architectural Review Committee, Historic Resources Committee, and Downtown Parking Advisory Committee; provided an update on the Soto Sports Complex ADA Project, provided an update on Water Conservation efforts; announced that there would be

an Annual Strawberry Festival follow-up workshop on Thursday, August 11th in the Council Chambers; provided a recap of the Council goal setting meeting that was held on June 14, 2016 and announced that the next goal setting meeting would be held on June 27, 2016 and encouraged the public to attend and provide input to the City.

9. CONSENT AGENDA

Mayor Hill invited public comment on the consent agenda. No public comments were received.

Mayor Hill referred to Item 9.d. regarding cancellation of the July 12th meeting and requested the Council place a closed session item for the City Manager's evaluation on the June 28th meeting agenda. The Council concurred.

In response to a question by Mayor Hill regarding Item 9.e. relating to the consumer price index increase for assessment districts, Director of Administrative Services Malicoat acknowledged a typographical error and confirmed that the CPI increase is 1.8% for all assessments districts.

Action: Council Member Barneich moved, and Council Member Brown seconded the motion to approve Consent Agenda Items 9.a. through 9.g., with the recommended courses of action. The motion passed on the following roll-call vote:

AYES: Barneich, Brown, Guthrie, Harmon, Hill
NOES: None
ABSENT: None

9.a. Consideration of Cash Disbursement Ratification.

Recommended Action: Ratified the listing of cash disbursements for the period May 16, 2016 through May 31, 2016.

9.b. Consideration of Approval of Minutes.

Recommended Action: Approved the minutes of the Regular City Council Meeting of May 24, 2016, as submitted.

9.c. Consideration of Fiscal Year 2016-17 Appropriation Limit.

Recommended Action: Adopted a Resolution entitled: ***"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ADOPTING A TAX PROCEEDS EXPENDITURE APPROPRIATION LIMIT FOR FISCAL YEAR 2016-17"***.

9.d. Consideration of Cancellation of July 12, 2016 City Council Meeting.

Recommended Action: Cancelled the regularly scheduled Council meeting of July 12, 2016.

9.e. Consideration of Confirmation of Assessments for Tracts 1769, 2310, and 2236.

Recommended Action: 1) Adopted a Resolution entitled: ***"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE CONFIRMING A LANDSCAPING AND LIGHTING ASSESSMENT FOR TRACT 1769"***; 2) Adopted a Resolution entitled: ***"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE CONFIRMING THE ASSESSMENTS FOR THE PARKSIDE VILLAGE ASSESSMENT DISTRICT (TRACT 2310)"***; and 3) Adopted a Resolution entitled: ***"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE CONFIRMING THE ASSESSMENTS FOR THE GRACE LANE ASSESSMENT DISTRICT (TRACT 2236)"***.

- 9.f. Consideration of Resolutions for the 2016 General Municipal Election for the Election of Certain Officers of the City.
Recommended Action: 1) Adopted a Resolution entitled: **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE, CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2016, FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES”**; 2) Adopted a Resolution entitled: **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN LUIS OBISPO TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2016, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE SAME DATE PURSUANT TO SECTION 10403 OF THE ELECTIONS CODE”**; and 3) Adopted a Resolution entitled: **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2016”**.
- 9.g. Consideration to Purchase a Water Treatment Plant and Associated Equipment for Well No. 11.
Recommended Action: Approved the purchase of a Culligan Cullisorb Filter and associated treatment plant equipment in the amount of \$53,601.08 from Central Coast Water Treatment (\$32,544.53) and Hopkins Technical Products (\$21,056.55).

10. PUBLIC HEARINGS

- 10.a. Consideration of Reallocation of Community Development Block Grant Funds from the Grid Alternatives Solar Affordable Housing Project Approved in Year 2011 to Fund the City’s Mid-Block Crosswalk Architectural Barrier Removal Project.

Community Development Director McClish provided introductory comments and stated that a public hearing is required to reallocate funds from the Community Development Block Grant Program public services category.

Associate Planner Heffernon presented the staff report and recommended that the Council adopt a Resolution approving the reallocation of \$4,169 in Program Year 2011 CDBG funds from the GRID Alternatives Solar Affordable Housing Project to the City’s Mid-Block Crosswalk Architectural Barrier Removal Project. Staff responded to questions from Council.

Mayor Hill opened the public hearing. Hearing no public comments, Mayor Hill closed the public hearing.

Action: Council Member Barneich moved to adopt a Resolution entitled: **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE APPROVING REALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FROM THE GRID ALTERNATIVES SOLAR AFFORDABLE HOUSING PROJECT APPROVED IN YEAR 2011 TO FUND THE CITY’S MID-BLOCK CROSSWALK ARCHITECTURAL BARRIER REMOVAL**

PROJECT". Council Member Guthrie seconded, and the motion passed unanimously on the following roll call vote:

AYES: Barneich, Guthrie, Brown, Harmon, Hill
NOES: None
ABSENT: None

10.b. Consideration of an Ordinance Amending Sections 16.62.010 and 16.62.050 of the Arroyo Grande Municipal Code Relating to Medical Marijuana Cultivation and Amending Section 16.62.070 and Adding Chapter 5.95 to Title 5 of the Arroyo Grande Municipal Code Relating to Medical Marijuana Delivery Services.

City Manager Thompson provided introductory comments and Community Development Director McClish presented the staff report and recommended that the Council introduce an Ordinance amending Sections 16.62.010 and 16.62.050 of Title 16 of the Arroyo Grande Municipal Code Relating to medical marijuana cultivation and amending Section 16.62.070 and adding Chapter 5.95 to Title 5 relating to deliveries of medical marijuana or medical cannabis products.

Mayor Hill opened the public hearing. Speaking from the public were Patty Welsh, who referred to Devon Ward who has ALS and could not attend the meeting and who is not able to receive medical marijuana deliveries, requested the distance requirement be changed to a 500 ft. radius instead of 1,000 ft., and supported the proposed Ordinance; Caren Ray, Arroyo Grande, spoke in support of the proposed Ordinance and suggested provisions that would address noise/smell nuisances for home cultivation, lifting the restriction on distance from schools as it relates to deliveries, that signage on delivery vehicles needs to be addressed, and that instead of regulating only three delivery vehicles, it should be unlimited; and Cindy Gonzales, representing Elite Care, thanked the Council for time spent developing the Ordinance; acknowledged that it is conservative, stated that other cities allow deliveries during certain hours of the day, and supported the proposed Ordinance. Hearing no further comments, Mayor Hill closed the public hearing,

Action: Council Member Barneich moved to introduce an Ordinance entitled: "**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE AMENDING SECTIONS 16.62.010 AND 16.62.050 OF THE ARROYO GRANDE MUNICIPAL CODE RELATING TO MEDICAL MARIJUANA CULTIVATION AND AMENDING SECTION 16.62.070 AND ADDING CHAPTER 5.95 TO TITLE 5 OF THE ARROYO GRANDE MUNICIPAL CODE RELATING TO MEDICAL MARIJUANA DELIVERY SERVICES**", as modified that no perimeter restrictions be in place, that the minimum age of the delivery drivers be 21 years, and that no garages will be used for cultivation of marijuana). Mayor Pro Tem Harmon seconded the motion.

Assistant City Attorney Hirsch reviewed changes to the Ordinance as follows: To insert into Section 16.62.050.c.8. the word "garage" before the word "cultivation"; to delete Section 5.95.120.i. which is the 1,000 ft. restriction, and in Section 5.95.220.a. change the age from 18 years to 21 years.

The motion passed unanimously on the following roll call vote:

AYES: Barneich, Harmon, Guthrie, Brown, Hill
NOES: None
ABSENT: None

Mayor Hill called for a break at 8:04 p.m. The Council reconvened at 8:12 p.m.

11. OLD BUSINESS

None.

12. NEW BUSINESS

12.a. Consideration of Providing Input and/or Direction to the Five Cities Fire Authority (FCFA) Representative Regarding the FCFA'S Preliminary Budget for FY 2016-17.

City Manager Thompson provided introductory comments and Chief Lieberman presented the staff report and recommended that the Council review the preliminary FY 2016-17 budget for the Five Cities Fire Authority and provide input and/or direction to the City Council's appointed FCFA representative.

Mayor Pro Tem Harmon also commented on the Preliminary Budget and noted that the allocation formula has been applied at 47% which is the same as last year. She asked for direction from the Council regarding Arroyo Grande's match for Self-Contained Breathing Apparatus's (SBCA's).

Mayor Hill invited public comment. No public comments were received.

Council comments ensued regarding Arroyo Grande's grant match for SCBA's, concern about funding the equipment if the grant is not awarded, but acknowledgment that the equipment is necessary and must be funded; the auto aid agreement; staffing full time fighters in the future; concern about the 7% overall increase in the FCFA budget; and concern about FCFA's long term sustainability. In response to questions, Mark Searby, representing FCFA, addressed issues regarding the SCBA's and the filling stations.

Mayor Pro Tem Harmon acknowledged she would forward the Council's comments to the FCFA Board. No formal action was taken on this item.

12.b. Consideration of Fiscal Year 2016-17 Budget.

City Manager Thompson provided introductory comments and Administrative Services Director Malicoat presented the staff report and recommended that the Council: 1) Approve detailed budget adjustments listed in the Budget Update Report; and 2) Adopt a Resolution approving the FY 2016-17 Budget. Staff responded to questions from Council.

Mayor Hill invited public comment. No public comments were received.

Council comments ensued regarding the FY 2016-17 Budget, with a suggestion to move costs related to the Swinging Bridge from the General Fund to the Local Sales Tax Fund and moving police staffing and Narcotics Task Force costs from the Local Sales Tax Fund to the General Fund; to consider budgeting for the Self-Contained Breathing Apparatus's in the event the grant is not awarded; and concern about increasing costs for consultant services and matching grants. Mayor Hill commented that economic development efforts should be done in-house without the use of consultants and that he could not support that portion of the budget.

Action: Council Member Guthrie moved to approve the detailed budget adjustments listed in the Budget Update Report, and to adopt a Resolution entitled: ***“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ADOPTING FISCAL YEAR 2016-17 OF THE FISCAL YEAR 2015-16 & 2016-17 BIENNIAL BUDGET AND MAKING APPROPRIATIONS FOR THE AMOUNT BUDGETED”***, as amended to move the Swinging Bridge costs to the Local Sales Tax Fund, and to move costs related to the Senior Police Sergeant position and the Narcotics Task Force to the General Fund. Council Member Barneich seconded, and the motion passed unanimously on the following roll call vote:

AYES: Guthrie, Barneich, Brown, Harmon
NOES: Hill
ABSENT: None

13. COUNCIL COMMUNICATIONS

Council Member Brown referred to Mr. Buttery's public comments regarding the tabernacle at the Methodist Camp, potential land ownership changes, and stated he would like to know more about the legal issues associated with the property. Council Member Brown also expressed concern about Mr. Pace's concern regarding his project (Tract 2985) and asked that staff keep the Council informed about this project.

Mayor Pro Tem Harmon also expressed concerns regarding Tract 2985 and requested clarification on the matter. She also invited the public to the First Annual Family Fun Day to be held on Saturday June 25th at the Soto Sports Complex.

Mayor Hill also expressed concern regarding the processing timeline for Tract 2985.

14. ADJOURNMENT

Mayor Hill adjourned the meeting at 10:10 p.m.

Jim Hill, Mayor

ATTEST:

Kelly Wetmore, City Clerk

(Approved at CC Mtg _____)

ACTION MINUTES

**SPECIAL MEETING OF THE CITY COUNCIL
TUESDAY, JUNE 21, 2016**

**COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Mayor Hill called the Special City Council Meeting to order at 4:00 p.m.

2. ROLL CALL

Council Members Jim Guthrie, Tim Brown, Kristen Barneich, Mayor Pro Tem Barbara Harmon, and Mayor Jim Hill were present.

City Manager Dianne Thompson, City Attorney Heather Whitham, and Director of Legislative and Information Services/City Clerk Kelly Wetmore were also present.

3. FLAG SALUTE

Mayor Hill led the Flag Salute.

4. PUBLIC COMMENT

No public comments were received.

5. CITY COUNCIL CLOSED SESSION

City Attorney Whitham announced that the City Council would adjourn to closed session to consider the following item:

- a) Public Employee Performance Evaluation pursuant to Government Code Section 54957:
Title: City Manager

Adjourned to closed session.

6. RECONVENE TO OPEN SESSION:

The Council reconvened at 5:53 p.m. City Attorney Whitham announced that the Council voted unanimously to place the City Manager on paid administrative leave. The Council also voted unanimously to appoint the Public Works Director as Acting City Manager.

7. ADJOURNMENT

The special meeting was adjourned at 5:54 p.m.

Jim Hill, Mayor

ATTEST:

Kelly Wetmore, City Clerk

(Approved at CC Mtg _____)

ACTION MINUTES

REGULAR MEETING OF THE CITY COUNCIL TUESDAY, JUNE 28, 2016 COUNCIL CHAMBERS, 215 EAST BRANCH STREET ARROYO GRANDE, CALIFORNIA

1. CALL TO ORDER

Mayor Hill called the Regular City Council Meeting to order at 6:00 p.m.

2. ROLL CALL

City Council: Council Members Jim Guthrie, Tim Brown, Kristen Barneich, Mayor Pro Tem Barbara Harmon and Mayor Jim Hill were present.

Staff Present: Acting City Manager/Public Works Director Geoff English, City Attorney Heather Whitham, Director of Legislative and Information Services/City Clerk Kelly Wetmore, Director of Administrative Services Debbie Malicoat, Community Development Director Teresa McClish, Police Chief Steven Annibali, and Public Works Supervisor Shane Taylor.

3. MOMENT OF REFLECTION

4. FLAG SALUTE

Madeline Poulin, representing Arroyo Grande Valley Kiwanis, led the Flag Salute.

5. AGENDA REVIEW

5.a. Closed Session Announcements.

None.

5.b. Ordinances Read in Title Only.

Council Member Brown moved, Council Member Barneich seconded, and the motion passed unanimously that all ordinances presented at the meeting shall be read by title only and all further readings be waived.

6. SPECIAL PRESENTATIONS

6.a. Presentation by South County Transit Regarding Planned Services Changes.

Geoff Straw, Executive Director, San Luis Obispo Regional Transit Authority, provided an overview of South County transit services and planned route and fare changes effective in July 2016.

7. CITIZENS' INPUT, COMMENTS, AND SUGGESTIONS

Mayor Hill invited public comment. Speaking from the public was Sissy Pace, who offered an invocation.

8. CITY MANAGER REPORT:

Acting City Manager English provided a status report on the success of the first City of Arroyo Grande Family Fun Day event; announced that the America In Bloom judges are visiting the

City; provided an update on items recently considered by the Planning Commission, Traffic Commission, and Architectural Review Committee, and noted that the Historic Resources Committee will be meeting on July 8, 2016 and the Downtown Parking Advisory Board would be meeting on June 29, 2016.

8.a. Discussion Regarding the Rescheduling of the Date for the City Council Goal Setting Workshop.

Following discussion regarding the rescheduling of the date for the next City Council Goal Setting Workshop and reviewing potential available dates of July 18, July 25, July 27 or July 28, it was agreed to reschedule the Workshop on July 18, 2016 at 6:00 p.m. at the Woman's Club and Community Center.

9. CONSENT AGENDA

Mayor Hill invited public comment. Speaking from the public was Patty Welsh, Arroyo Grande, regarding Item 9.h. (S. Alpine Waterline Improvements Project) expressing concerns that the City is expending additional funds on the project, and Item 9.e. (Salary and Benefits for Management and Part-Time Employees) expressing concern that she did not see what is paid by the City for insurance benefits for the Council, that it is inequitable if some Council Members choose to take benefits and some do not, and suggested the Council consider an increase in their stipend and eliminating the health benefits.

Action: Council Member Barneich moved, and Council Member Guthrie seconded the motion to approve Consent Agenda Items 9.a. through 9.j., with the recommended courses of action. City Attorney Whitham read the full title of the Ordinance in Item 9.j. The motion passed on the following roll-call vote:

AYES: Barneich, Guthrie, Brown, Harmon, Hill
NOES: None
ABSENT: None

9.a. Consideration of Appointment of Acting City Manager.

Action: Appointed Geoff English as Acting City Manager.

9.b. Consideration of Cash Disbursement Ratification.

Action: Ratified the listing of cash disbursements for the period June 1, 2016 through June 15, 2016.

9.c. Consideration of Investment Deposits.

Action: Received and filed the report listing the current investment deposits of the City, as of May 31, 2016, as required by Government Code Section 53646(b).

9.d. Monthly Water Supply and Demand Update.

Action: Received and reviewed the Monthly Water Supply and Demand Report.

9.e. Consideration of Resolutions Establishing Salary and Benefits for Management and Part-Time Employees.

Action: 1) Adopted a Resolution entitled: "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ESTABLISHING WAGES AND BENEFITS FOR MANAGEMENT EMPLOYEES FOR FY 2016-17**"; and 2) Adopted a Resolution entitled: "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ADOPTING COMPENSATION ADJUSTMENTS FOR PART-TIME EMPLOYEES**".

9.f. Consideration of Acceptance of the Soto Sports Complex Barrier Removal Project, Phase II, PW 2015-16.

Action: 1) Accepted the project improvements as constructed by S. Chaves Construction Inc. in accordance with the plans and specifications for the Soto Sports Complex Barrier Removal Project, Phase II; 2) Directed staff to file a Notice of Completion; and 3) Authorized release of retention, thirty-five (35) days after the Notice of Completion has been recorded, if no liens have been filed.

9.g. Consideration of an Award of Contract to Specialty Construction Inc. for Construction of the Le Point Area Water Main Upgrade Project, PW 2015-15.

Action: 1) Awarded a contract for the Le Point Area Water Main Upgrade Project to Specialty Construction Inc. in the amount of \$486,892; 2) Authorized the City Manager to approve change orders for 15% of the contract amount, \$73,034, for unanticipated costs during the construction phase of the project; and 3) Directed the City Clerk to file a Notice of Exemption.

9.h. Consideration of an Award of Contract to Crandall Construction for Construction of the South Alpine Waterline Improvements Project, PW 2016-06.

Action: 1) Awarded a contract for the South Alpine Waterline Improvements Project to Crandall Construction in the amount of \$259,100; 2) Authorized the City Manager to approve change orders for 15% of the contract amount, \$38,865, for unanticipated costs during the construction phase of the project; 3) Appropriated \$28,880 from the Water Fund and \$175,000 from the Water Facility Fund from the unallocated fund balances, and 4) Directed the City Clerk to file a Notice of Exemption.

9.i. Consideration of Request from Planning Commissioner Keen for Consecutive Absences from Planning Commission Meetings.

Action: Consented to three consecutive absences by Planning Commissioner Keen.

9.j. Consideration of Adoption of an Ordinance Amending Sections 16.62.010 and 16.62.050 of the Arroyo Grande Municipal Code Relating to Medical Marijuana Cultivation and Amending Section 16.62.070 and Adding Chapter 5.95 to Title 5 of the Arroyo Grande Municipal Code Relating to Medical Marijuana Delivery Services.

Action: Adopted an Ordinance entitled: ***“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE AMENDING SECTIONS 16.62.010 AND 16.62.050 OF THE ARROYO GRANDE MUNICIPAL CODE RELATING TO MEDICAL MARIJUANA CULTIVATION AND AMENDING SECTION 16.62.070 AND ADDING CHAPTER 5.95 TO TITLE 5 OF THE ARROYO GRANDE MUNICIPAL CODE RELATING TO MEDICAL MARIJUANA DELIVERY SERVICES”.***

10. PUBLIC HEARINGS

10.a. Consideration of Annual Public Hearing for the Arroyo Grande Tourism Business Improvement District.

Administrative Services Director Malicoat presented the staff report and recommended that the Council: 1) Hold a public hearing to receive testimony regarding the City Council’s intention to continue the Arroyo Grande Tourism Business Improvement District (AGTBID) and levy an annual assessment for fiscal year 2016-17; 2) Determine whether a legally sufficient number of protests have been made; and 3) If a legally sufficient protest is not made, adopt a Resolution levying an annual assessment for the AGTBID for the 2016-2017 fiscal year.

Mayor Hill opened the public hearing. No public comments were received, and it was noted that no written protests were received.

Action: Council Member Guthrie moved to adopt a Resolution entitled: **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE LEVYING AN ANNUAL ASSESSMENT FOR THE ARROYO GRANDE TOURISM BUSINESS IMPROVEMENT DISTRICT FOR THE 2016-17 FISCAL YEAR”**. Council Member Barneich seconded, and the motion passed unanimously on the following roll call vote:

AYES: Guthrie, Barneich, Brown, Harmon, Hill
NOES: None
ABSENT: None

10.b. Consideration of Approval of the 2015 Urban Water Management Plan Update.

Acting City Manager English and Public Works Supervisor Taylor provided introductory comments and then introduced Spencer Waterman, Water Systems Consulting (WSC), who provided a presentation on the 2015 Urban Water Management Plan Update including the background of the Plan, its purpose, changes since the 2010 Urban Water Management Plan, and reviewed the main components of the 2015 Plan. Staff and Mr. Waterman responded to questions from Council.

Mayor Hill opened the public hearing. Speaking from the public were LeAnn Akins, Arroyo Grande, who referred to the four methods used to collect water usage data and asked why Method 2 (performance standards applied to indoor residential use, landscaped area water use, and CII uses) is not used in the calculations; and Patty Welsh, who asked about the current level of Lopez Lake. Staff and Mr. Waterman responded to questions raised during public comment. No further public comments were received.

Action: Council Member Brown moved to adopt a Resolution entitled: **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO ADOPTING AND DIRECTING THE FILING AND IMPLEMENTATION OF THE CITY OF ARROYO GRANDE URBAN WATER MANAGEMENT PLAN REVISION”**. Council Member Guthrie seconded, and the motion passed unanimously on the following roll call vote:

AYES: Brown, Guthrie, Barneich, Harmon, Hill
NOES: None
ABSENT: None

11. OLD BUSINESS

11.a. Consideration of the San Luis Obispo Council of Governments (SLOCOG) Self-Help Transportation Funding Initiative.

Community Development Director McClish provided introductory comments and introduced James Worthly, representing SLOCOG, who provided a presentation regarding the 2016 San Luis Obispo County Self-Help Transportation Investment Plan and recommendation to the San Luis Obispo County Board of Supervisors to place a 9-year transportation half-cent sales tax on

the November 8, 2016 General Election Ballot. Staff, Mr. Worthy, and Stephanie Hicks, representing SLOCOG, responded to questions from Council.

Mayor Hill invited public comment. Speaking from the public were Patty Welsh, who expressed concern about the sunset clause in the proposed sales tax measure, that there is no guarantee the funds would be applied to the Brisco Interchange project and that funds could be applied to other projects in the area, and expressed concern about how the funding is allocated in a self-help transportation plan; LeAnn Atkins, stated she does not like higher taxes but would like to see improvements for bicycle transportation outside of the Village, and would like the timing on crosswalk lights checked near Halcyon and Fair Oaks; and April McLaughlin, Arroyo Grande, asked for more detail as it relates to the median income calculation. No further public comments were received.

Action: Council Member Barneich moved to adopt a Resolution entitled: **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE APPROVING THE 2016 SAN LUIS OBISPO COUNTY SELF-HELP TRANSPORTATION INVESTMENT PLAN AND RECOMMENDATION TO THE SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS TO PLACE A 9-YEAR TRANSPORTATION SALES TAX MEASURE ON THE NOVEMBER 8, 2016 GENERAL ELECTION BALLOT”**. Mayor Hill seconded, and the motion passed on the following roll-call vote:

AYES: Barneich, Hill, Brown, Guthrie
NOES: Harmon
ABSENT: None

Mayor Hill called for a break at 7:55 p.m. The Council reconvened at 8:05 p.m.

11.b. Consideration of Placing a Measure on the Ballot at the November 8, 2016 Election to Authorize the Purchase of State Water Under Local Water Emergency Conditions.

Acting City Manager/Director of Public Works English presented the staff report, acknowledged the Supplemental Memo distributed to Council regarding modifications to the proposed Argument in Favor of the Measure, and recommended that the Council: 1) Adopt a Resolution calling for the placement of a measure to authorize the purchase of water from the California State Water Project under local water emergency conditions at the General Municipal Election to be held on Tuesday, November 8, 2016, as called by Resolution No. 4730; 2) Adopt a Resolution setting priorities for filing a written argument regarding a City measure and directing the City Attorney to prepare an impartial analysis; 3) Adopt a Resolution providing for the filing of rebuttal arguments; 4) Approve the argument in favor of the measure, as modified; and 5) Appropriate \$25,000 from the Water Availability Fund for the estimated additional cost of placing the measure on the ballot and preparing and distributing public information and education materials. Director English responded to questions from Council.

Mayor Hill invited public comment. Speaking from the public were Patty Welsh, who expressed concern regarding the cost to purchase State water and the need to inform the public about those costs; LeAnn Atkins, spoke in support of the measure but expressed concern about projects in the pipeline and the need to figure out the plan for build-out within the City and the

number of water connections allowed; and John Keen, stated he voted against the 1990 ordinance and supported repealing it and adopting this new measure, stated the Council should have the option to declare an emergency without having to be in Stage 1, and expressed concern that the measure is too restrictive as the City should be able to buy State water. No further public comments were received.

Action: Mayor Pro Tem Harmon moved to adopt Resolutions entitled: **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE, CALIFORNIA, ORDERING THE SUBMISSION TO THE QUALIFIED VOTERS OF THE CITY A MEASURE TO AUTHORIZE THE PURCHASE OF WATER FROM THE CALIFORNIA STATE WATER PROJECT UNDER LOCAL WATER EMERGENCY CONDITIONS AT THE GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2016, AS CALLED BY RESOLUTION NO. 4730”**; **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE SETTING PRIORITIES FOR FILING A WRITTEN ARGUMENT REGARDING A CITY MEASURE AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS”**; and **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE, CALIFORNIA, PROVIDING FOR THE FILING OF REBUTTAL ARGUMENTS FOR CITY MEASURES SUBMITTED AT MUNICIPAL ELECTIONS”**; to approve the Argument in Favor of the measure; and to appropriate \$25,000 from the Water Availability Fund for the estimated additional cost of placing the measure on the ballot and preparing and distributing public information and education materials. Council Member Barneich seconded, and the motion passed on the following roll-call vote:

AYES: Harmon, Barneich, Brown, Guthrie, Hill
NOES: None
ABSENT: None

12. NEW BUSINESS

None.

13. CITY COUNCIL REPORTS

The Mayor and Council Members provided brief reports from the following committee, commission, board, or other subcommittee meetings that they attended as the City’s appointed representative.

(a) MAYOR HILL:

- (1)** South San Luis Obispo County Sanitation District (SSLOCSD)
- (2)** Brisco/Halcyon Interchange Subcommittee
- (3)** Oversight Board to the Successor Agency to the Dissolved Arroyo Grande Redevelopment Agency
- (4)** California Joint Powers Insurance Authority (CJPIA)

(b) MAYOR PRO TEM HARMON:

- (1)** County Water Resources Advisory Committee (WRAC)
- (2)** Air Pollution Control District (APCD)
- (3)** Five Cities Fire Authority (FCFA)

- (c) COUNCIL MEMBER GUTHRIE:**
 - (1) San Luis Obispo Council of Governments/Regional Transit Authority (SLOCOG/RTA)
 - (2) South County Transit (SCT)
 - (3) Tourism Committee
 - (4) Brisco/Halcyon Interchange Subcommittee
 - (5) Economic Vitality Corporation (Attended as Alternate)

- (d) COUNCIL MEMBER BROWN:**
 - (1) Integrated Waste Management Authority Board (IWMA)
 - (2) Economic Vitality Corporation (EVC)

- (e) COUNCIL MEMBER BARNEICH:**
 - (1) Zone 3 Water Advisory Board
 - (2) Homeless Services Oversight Council (HSOC)

14. COUNCIL COMMUNICATIONS

Mayor Hill commended the Recreation staff on the successful Family Fun Day event, and reported that he attended the retirement party for Pastor Randy Ouimette and expressed appreciation for his years of service.

15. CLOSED SESSION

At 9:14 p.m., City Attorney Heather Whitham announced the City Council would adjourn to closed session to consider the following items:

- a) PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE** pursuant to Government Code Section 54957.

- b) CONFERENCE WITH LABOR NEGOTIATOR** pursuant to Government Code Section 54957.6:
Agency Designated Representative: Debbie Malicoat, Administrative Services Director
Represented Employees: Service Employees International Union, Local 620

- c) CONFERENCE WITH LABOR NEGOTIATOR** pursuant to Government Code Section 54957.6:
Agency Designated Representative: Dianne Thompson, City Manager and Debbie Malicoat, Administrative Services Director
Represented Employees: Arroyo Grande Police Officers' Association (AGPOA)

Mayor Hill invited public comment prior to the closed session. Speaking from the public were Patty Welsh, who spoke in support of the Police Department and said she would like to see positions filled in order to get a full staff; and LeAnn Akins, who submitted a petition related to the first closed session item. No further public comments were received.

Adjourned to closed session.

16. RECONVENE TO OPEN SESSION:

Mayor Hill reconvened the meeting to open session at 10:46 p.m. City Attorney Whitham made announcements on the following closed session items:

- a) **PUBLIC EMPLOYEE DISCIPLINE/DISSMISSAL/RELEASE** pursuant to Government Code Section 54957.

This report is made in accordance with the requirements of Section 54957.1(a)(5) of the Government Code. The City Council voted unanimously to dismiss the employment of the City Manager, Dianne Thompson, effective immediately.

- b) **CONFERENCE WITH LABOR NEGOTIATOR** pursuant to Government Code Section 54957.6:
Agency Designated Representative: Debbie Malicoat, Administrative Services Director
Represented Employees: Service Employees International Union, Local 620

The City Council gave direction to the City's negotiator with regard to the Service Employees International Union labor negotiations.

- c) **CONFERENCE WITH LABOR NEGOTIATOR** pursuant to Government Code Section 54957.6:
Agency Designated Representative: Dianne Thompson, City Manager and Debbie Malicoat, Administrative Services Director
Represented Employees: Arroyo Grande Police Officers' Association (AGPOA)

The City Council designated Karen Sisko to serve as the City's negotiator in the Arroyo Grande Police Officers' Association labor negotiations.

17. ADJOURNMENT

Mayor Hill adjourned the meeting at 10:48 p.m.

Jim Hill, Mayor

ATTEST:

Kelly Wetmore, City Clerk

(Approved at CC Mtg _____)

MINUTES

SPECIAL MEETING OF THE CITY COUNCIL “CITY COUNCIL GOAL SETTING WORKSHOP” MONDAY, JULY 18, 2016

ARROYO GRANDE WOMAN’S CLUB AND COMMUNITY CENTER
211 VERNON STREET
ARROYO GRANDE, CALIFORNIA

1. CALL TO ORDER

Mayor Hill called the Special City Council Meeting to order at 6:00 p.m.

2. ROLL CALL

Council Members Jim Guthrie, Tim Brown, Kristen Barneich, Mayor Pro Tem Barbara Harmon, and Mayor Jim Hill were present.

Acting City Manager Geoff English, Director of Legislative and Information Services/City Clerk Kelly Wetmore, Director of Administrative Services Debbie Malicoat, Director of Community Development Teresa McClish, Director of Recreation Services John Rogers, Chief of Police Steve Annibali, and Five Cities Fire Authority Fire Chief Steve Lieberman were also present.

3. FLAG SALUTE

Mayor Hill led the Flag Salute.

4. CITIZENS’ INPUT, COMMENTS, AND SUGGESTIONS

Mayor Hill invited public comment. Speaking from the public were Colleen Martin, who commented on the City’s current water bill and the need to better communicate to customers to provide clear content and explanations and that the City’s water bill program needs to be reviewed; Patty Welsh, referred to the water shortage, the importance of communicating to residents and businesses about water usage do’s and don’ts, and explaining how fines are assessed; and LeAnn Akins, commented on parking in the City overall, expressed concern about the lack of parking, and asked that the Council look seriously at how decisions are made with regard to projects that are put forth to the City, and she also requested the Council set a goal for a “Buy Local” campaign.

5. CITY COUNCIL GOAL SETTING WORKSHOP

Mayor Hill introduced the facilitator, Don Maruska, who described the goal setting process, explained that the Council has already adopted a budget for Fiscal Year 2016-17, and explained that the objective of the workshop would be to identify an achievable set of major goals for Fiscal Year 16-17. He explained that each Council Member had submitted a list of their goals that are critical to get done over the next 12 months, and that they had been consolidated into a list to aid Council discussion. The goals were organized into categories by topic and arranged by the number of submittals in the topics, which include Financial Sustainability, General Government, Transportation, Water, Development Processes and Policies, Public Safety, Economic Development and Vitality, and Capital Projects/Other. Acting City Manager English also referred to the City’s Critical Needs Action Plan as a reference, thanked staff who helped put the workshop together, and noted that the outcome of tonight’s workshop would be presented at a future City Council meeting for formal approval. Mr. Maruska noted that if there were major, long-term initiatives identified in the goals, that the Council would be asked to identify what portions of the goal could be accomplished over the next 12 months in order to make progress toward completion of the goal.

Minutes of City Council Special Meeting
City Council Goal Setting Workshop
July 18, 2016
Page 2

Council proceeded to review, discuss, and modify the list of proposed goals.

Mayor Hill called for a break at 8:15 p.m. The Council reconvened at 8:30 p.m.

Mayor Hill invited additional public comment. Speaking from the public were Patty Welsh, who referred to the current water shortage and suggested the Council consider implement a building moratorium; and LeAnn Akins, commented that it was also important to identify actions to support the goals, and to continue to seek public input on the goals.

Council and staff discussion ensued regarding the proposed list of goals; staff time relating to homelessness issues; staff time relating to the preparation of various studies, including the parking study and whether or not a consultant should be utilized in order to complete this specific goal.

Following Council comments, the following list of goals for Fiscal Year 2016=17 was compiled. Acting City Manager English noted the goals would be put into a report for action at the City Council meeting of August 9, 2016.

- **Support City infrastructure:** Complete asset replacement schedules for City infrastructure including buildings, drainage facilities, parks, vehicles, sidewalks, fire, and information technology and identify funding options.
- **Promote efficient service delivery:** Identify (a) development-related services and fair fee recovery and (b) major services and projects, including staff time, to understand full costs and tradeoffs.
- **Retain and attract employees:** Complete a comp study all departments: salaries, benefits and job descriptions. If there is a measurable way to establish service levels, i.e. crime rate adjusted for demographics, we should include it.
- **Make decision about Brisco ramp:** Complete environmental analysis and decision about overall project and address issues regarding Brisco ramp temporary closure.
- **Address traffic concerns:** Complete Circulation Element.
- **Increase water security:** Continue implementation of Water Shortage Contingency Plan while focusing upon local and regional water recycling efforts and deciding upon commitment to desired project(s).
- **Enhance parking:** Complete Parking Study and review and modify policies.
- **Maintain cost-effective fire service:** Finish FCFA Strategic Study, return to Council for review and prioritization, including incorporation into City budget.
- **Improve financial sustainability through economic development:** Complete Economic Strategic Plan, with particular attention to business retention, targeted opportunities, and realistic projections of revenue impacts.

7. ADJOURNMENT

Mayor Hill provided closing comments and adjourned the special meeting at 9:15 p.m.

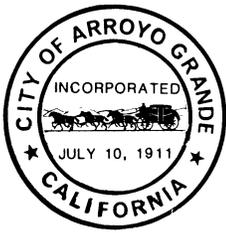
Jim Hill, Mayor

ATTEST:

Kelly Wetmore, City Clerk

(Approved at CC Mtg _____)

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MEMORANDUM

TO: CITY COUNCIL

FROM: STEVEN N. ANNIBALI, CHIEF OF POLICE

SUBJECT: CONSIDERATION OF CONTRACT FOR ANIMAL CARE AND CONTROL SERVICES

DATE: JULY 26, 2016

RECOMMENDATION:

It is recommended the City Council approve the Contract for Animal Care and Control Services with the County of San Luis Obispo not to exceed the first year amount of \$79,285 and authorize the Mayor to execute the Agreement.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

This new contract will provide for contract animal services beginning July 1, 2016, or fifteen (15) days following the date of the signature of the County, whichever is later, through June 30, 2019, unless terminated sooner as provided in the contract.

This contract is based on the costing methodology that resulted from the animal services study that was conducted by the Animal Services Committee in 2009. The revised "Service Based Methodology" has resulted in significant cost reductions over the past two contracts.

The proposed first year cost for FY 2016-17 is \$79,285. That cost represents an additional reduction of \$5,752 from the FY 2015-16 budget. The City of Arroyo Grande will be notified in April of 2017 regarding any adjustments for the subsequent years and the Police Department will budget accordingly.

A total of \$82,000 in the General Fund is budgeted in FY 2016-17 for animal services, which will cover the \$79,285 cost.

BACKGROUND:

The San Luis Obispo County Division of Animal Services has successfully provided animal care and control functions, including enforcement of ordinances and State codes, to the City of Arroyo Grande for over thirty years. On August 13, 2013, the City Council approved and executed a contract with the County of San Luis Obispo to provide animal services within the City's boundaries. The agreement expired on June 30, 2016.

In 2009, in response to concerns from a number of municipalities over rising costs for animal services, the County Health Agency and Administrative staff, working with representatives of the cities, including Chief Annibali, conducted an animal services study. The study identified specific animal services provided to the cities, data collection elements

**CITY COUNCIL
CONSIDERATION TO CONTRACT FOR ANIMAL CARE AND CONTROL SERVICES
JULY 26, 2016
PAGE 2**

and an allocation and fee setting methodology with the intent of gaining a clearer understanding of the rate setting process. This study has resulted in improved services and a reduction in costs for the City of Arroyo Grande.

ANALYSIS OF ISSUES:

The Service Based Methodology model adopted in 2010 allocates costs and revenues to the cities (and to the County for unincorporated areas) based on each city's actual use of services and revenue generated. Usage is measured by allocating actual field calls, animal impounds, and licenses issued (allocated by address of animal owner). This method provides a more direct and measurable relationship between the actual amount of service being provided to a city, combined with the actual revenue generated by a city through animal licenses and other fees, and the costs charged to the city for that service. Cities that have a lower rate of service and/or generate more off-setting revenue pay lower contract fees than cities with higher usage rates and/or generate less off-setting revenue. The City of Arroyo Grande benefits under this methodology by having a service population that is highly responsible with regards to pet ownership and licensing.

The proposed contract provides for the provision of Animal Care and Control services to the City of Arroyo Grande for three years, through June 30, 2016. Services include, but are not limited to:

- Sheltering and medical care of stray, owner surrendered, confiscated, and quarantined household animals.
- Reunification of sheltered animals with owners or adopted into new homes.
- Receipt and publication of lost and found animal reports.
- Response to calls for service from the Police Department or residents for stray or loose animals, dangerous or vicious animals, bite and neglect/abuse investigations, potential rabies exposure investigations and quarantines, pick up of deceased animals.
- Regulation of breeders and sales of domestic animals.
- Animal-related nuisance investigation.
- Enforcement of State and local animal-related laws.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

1. Approve staff's recommendation to approve the contract with the County of San Luis Obispo;
2. Do not approve staff's recommendation and direct staff to seek alternatives for animal services; or
3. Provide direction to staff

**CITY COUNCIL
CONSIDERATION TO CONTRACT FOR ANIMAL CARE AND CONTROL SERVICES
JULY 26, 2016
PAGE 3**

ADVANTAGES:

Approval of the Contract for Animal Care and Control Services will enable the City to provide continuity in animal services and will result in a budget savings.

DISADVANTAGES:

No disadvantages have been identified.

ENVIRONMENTAL REVIEW:

No environmental review is required for this item.

PUBLIC NOTIFICATION AND COMMENTS:

The public impacted by the proposal is the Arroyo Grande Police Department's service population. The public has been made aware of the proposal before Council by a posting of the Agenda in the front of City Hall on Thursday, July 21, 2016 and on the City's website on Friday, July 22, 2016. No public comments have been received to date.

ATTACHMENT

1. Contract for Animal Care and Control Services

**CONTRACT
FOR
ANIMAL CARE AND CONTROL SERVICES**

THIS CONTRACT is made and entered into by and between the County of San Luis Obispo, a public entity in the State of California, ("County") and, Arroyo Grande, an incorporated city in the State of California, ("City").

WITNESSETH:

WHEREAS, County has established the Division of Animal Services to provide animal care and control functions including the enforcement of the ordinances of San Luis Obispo County Code Title 9 and of California state codes pertaining to the care, keeping, and management of animals; and

WHEREAS, County, through Animal Services, maintains and operates an animal shelter and a humane education program; and

WHEREAS, City is desirous of contracting with County for the provision of such services;

NOW THEREFORE, in consideration of the covenants, conditions, agreements, and stipulations set forth herein, the parties hereby agree that County shall perform the services described herein for the compensation set forth herein, subject to the terms and conditions set forth herein.

1. **Services.** The parties agree to perform the services described in Exhibit A, attached hereto and incorporated herein by reference as if set forth in full at this point.

2. **Compensation.** The parties agree to the compensation described in Exhibit B, attached hereto and incorporated herein by reference as if set forth in full at this point.

3. **Duration.** The parties agree to the duration described in Exhibit C, attached hereto and incorporated herein by reference as if set forth in full at this point.

4. **General Conditions.** The parties agree to the general conditions described in Exhibit D, attached hereto and incorporated herein by reference as if set forth in full at this point.

5. **Notices.** Notices required in this contract shall be provided to:

COUNTY
Eric Anderson, DVM
Animal Services Manager
PO Box 4110
San Luis Obispo, CA 93406

CITY
Steven N. Annibali
Chief of Police
200 N. Halcyon Road
Arroyo Grande, CA 93420

IN WITNESS WHEREOF, the parties have executed this agreement as of the date set forth below.

CITY OF ARROYO GRANDE
An Incorporated City in the State of California

By: _____ Date _____
JIM HILL
Mayor of the City of Arroyo Grande

ATTEST:

By: _____ Date _____
KELLY WETMORE
City Clerk of the City of Arroyo Grande

COUNTY COUNSEL:
APPROVED AS TO FORM AND LEGAL EFFECT:
RITA NEAL County Counsel

By: _____ Date _____
DAVID STOTLAND
Deputy County Counsel

COUNTY OF SAN LUIS OBISPO
A Public Entity in the State of California

By: _____ Date _____
LYNN COMPTON
Chairman of the Board of Supervisors

ATTEST:

By: _____ Date _____
TOMMY GONG
County Clerk and Ex-Officio Clerk
of the Board of Supervisors

**CONTRACT
FOR
ANIMAL CARE AND CONTROL SERVICES**

EXHIBIT A

SCOPE OF SERVICES

1) County Obligations. The County shall perform the following duties.

a) Shelter Services

- i) Maintain, or cause to be maintained, an animal shelter whereat stray, owner surrendered, confiscated, quarantined and custodially impounded household pets are received and provided with appropriate care, housing, and shelter services in accordance with state regulations, local ordinances, and policies governing the humane treatment of such animals.
- ii) Provide services allowing sheltered animals to be returned to their owners, adopted into new homes, or to be humanely euthanized.
- iii) Provide for the receipt and publication of lost and found animal reports.
- iv) Provide services for the humane euthanasia of household pets and for the disposal of their remains.

b) Field Services

- i) Receive and respond to public calls for service related to alleged violations of local or state codes pertaining to the care, keeping, treatment, and management of animals.
- ii) Provide for the response to any of the following circumstances 24 hours a day, seven days a week:
 - (1) Domestic animals posing an active and present threat to public safety
 - (2) Domestic animals which are severely injured, ill, or in eminent risk and whose owner is unknown or unavailable.
 - (3) Domestic or wild animal demonstrating signs of possible rabies infection.
 - (4) Calls for assistance from law enforcement or emergency response personnel.
 - (5) Reported animal bites where the animal remains in the area unconfined and whose owner is unknown or unavailable.
 - (6) Loose livestock roaming on roadways or other public areas.

- iii) Provide for the response to any of the following during Animal Services' normal business hours:
 - (1) Pick-up and impoundment of unlimited numbers of stray confined, domestic animals.
 - (2) Pick-up and disposal of unlimited numbers of dead domestic animals from roadways, parks, and other public areas.
 - (3) Pick up and transfer to shelter of owned animals for surrender or euthanasia
 - (4) Pick up of dead owned animals for disposal
- iv) Provide for the necessary medical treatment and emergency care for domestic animals picked up by Animal Services personnel and for those domestic animals presented directly to veterinarians by private citizens and emergency response personnel.
- v) Provide for the receipt, processing and investigation of animal bite reports as well as the subsequent quarantine of animals in accordance with state codes pertaining to rabies control.
- vi) Receive and respond to reports of animals, domestic or wild, which are suspected to be rabid or to have been exposed to rabies infection and attempt to affect their capture. Captured animals will be processed in accordance with state codes pertaining to rabies control.
- vii) Receive and process all applications related to the keeping and sale of household pets; inspect and regulate permitted operations in accordance with local and state codes.
- viii) Provide for the recording, investigation, administrative hearings, and issuance of findings and orders related to animal nuisances, animal seizures or confiscations, and dangerous or vicious animals. Nuisances which remain unresolved following the issuance of an abatement order will be processed to court through the City Attorney's office.
- ix) Assist in the preparation and filing of court documents related to the civil and/or criminal prosecution of cases involving violation of municipal codes pertaining to the care, treatment, and keeping of domestic animals.
- x) Provide for the preparation, filing and civil or criminal prosecution of cases involving violations of California state codes pertaining to the care, treatment, and keeping of domestic animals.
- c) *Reporting*: Provide to the City bi-annual service activity and financial reports reflecting field services, licensing, shelter operations, and humane education programs. Reports will detail this information for both the individual quarter and year-to-date.

- 2) City Obligations. The City shall perform the following duties.
- a) *Ordinance Conformity*: Adopt, either by direct incorporation in the municipal code or by way of reference, animal control ordinances which are in conformity to and are not in substantial conflict or in variation from Chapter 9 of the San Luis Obispo County Code.
 - b) *Prosecution of Municipal Code Violations*: Through the City Attorney, provide for the preparation, filing and civil or criminal prosecution of cases involving violation of municipal codes, pertaining to the care, treatment, and keeping of animals, including all such codes incorporated into the municipal code by way of reference.
 - c) *Assistance*: Provide such assistance and support to Animal Services personnel as may be reasonably necessary to safely and effectively execute the operations required by this contract within the City limits.
- 3) Animal Care and Control Coordination Group: The County and City agree to meet and confer periodically, along with other parties contracting for like services, to discuss current issues as they relate to the fiscal and practical application of this contract. Such meetings shall be coordinated by the Animal Services Manager from time to time as becomes necessary, but no less than once annually.

**CONTRACT
FOR
ANIMAL CARE AND CONTROL SERVICES**

EXHIBIT B

COMPENSATION

- 1) First Year Service Fee: The City agrees to pay to the County the amount of \$79,285 for services provided under this Contract during the first year of service.
- 2) Subsequent Years' Service Fee: The County shall compute on an annual basis a service fee assessed to the City for services provided under this Contract.
- 3) Timing of Service Fee: The County shall calculate annual service fees and provided them to the City prior to April 15th of each year, with service fees becoming effective on July 1st of that year. No further action by either party is necessary to implement new fees in subsequent years.
- 4) Service Fee Methodology: The County shall use a service based methodology for determining city service fees. The service based methodology shall be based on four key facets of Animal Services' operations:
 - Field Service
 - Licensing
 - Shelter Operations
 - Education Services
 - a) *Determination of Cost of Service* – The cost of providing services to the City will be calculated by determining the average percentage of service allocated to the City over the preceding three years for each of the four facets of operations and multiplying this percentage against Animal Services operational cost for each facet. Combined, this then represents the City's total service cost in proportion to the County and all other contracting parties.
 - b) *Credit for Fees* – The average annual revenue generated from fees or fines assessed directly to residents of the City by Animal Services over the preceding three years will be applied against the City's total service cost.
 - c) *Determination of Service Fee* – The fee assessed to the City for provision of services outlined in this contract shall be determined by subtracting the average revenue as determined by item 4b of this exhibit from the average cost of service as determined by item 4a of this exhibit.
- 5) Billing – County shall bill City for contracted services in quarterly increments. City shall remit payment to the County within thirty (30) days of receipt of billing.

**CONTRACT
FOR
ANIMAL CARE AND CONTROL SERVICES**

EXHIBIT C

DURATION

- 1) Effective Date: This contract shall be effective July 1, 2016 or fifteen (15) days following of the date of the signature of the County, whichever is later. The County shall be the last to sign this contract.

- 2) Service Date: City and County acknowledge that the services provided under this contract are a continuation of those established during the preceding contract term and that these services may have been provided uninterruptedly between July 1, 2016 and the date of execution by the County in order to ensure the interest of public service.
 - a) Both City and County expressly and retroactively authorize the provision of those services.

 - b) For the purposes of billing and determination of the First Year Service Fee as provided in Exhibit B, the first year of service will be presumed to have begun on July 1, 2016.

- 3) Duration: The term of this Contract shall expire June 30, 2019 unless terminated sooner as provided in Exhibit D.

**CONTRACT
FOR
ANIMAL CARE AND CONTROL SERVICES**

EXHIBIT D

GENERAL CONDITIONS

- 1) Termination: Either party may terminate this contract at any time by giving the other party thirty (30) days written notice of termination. Termination for convenience shall have no effect upon the rights and obligations of the parties arising out of any services provided occurring prior to the effective date of such termination. County shall be paid for all work satisfactorily completed prior to the effective date of termination. In the event that the contract is terminated prior to the conclusion of a quarterly billing cycle, the City shall remit to the County a prorated amount based upon the number of days of service relative to the total number of days in the billing cycle.

- 2) Indemnification: Nothing in the provisions of this Contract is intended to create duties or obligations to, or rights in third parties not party to this contract, or affect the legal liability of either party to contract, by imposing any standard of care respecting the regulation and enforcement of laws regarding animals different from the standard of care imposed by law.

It is understood and agreed that neither City, nor any officer or employee thereof is responsible for any damage or liability occurring by reason of anything done or omitted to be done by the County under or in connection with any work, authority or jurisdiction delegated to the County under this Contract. It is also understood and agreed that pursuant to Government Code 895.4, County shall defend, indemnify and save harmless the City, all officers, and employees from all claims, suits or actions of every name, kind, and description brought forth or on account of injuries or death of any person or damage to property resulting from anything done or omitted to be done by the County under this Contract except as otherwise provided by Statute.

It is understood and agreed that neither County nor any officer or employee thereof, is responsible for any damage or liability occurring by reason of anything done or omitted to be done by the City under or in connection with any work, authority or jurisdiction delegated to the City under this Contract. It is also understood and agreed that pursuant to Government Code Section 895.4, the City shall defend, indemnify and save harmless the County, all officers and employees from all claims, suits or actions of every name, kind and description brought fourth on account of injuries or death of any person or damage to property resulting from anything done or omitted to be done by City under connection with any work, authority or jurisdiction delegated to the City under this Agreement except as otherwise provided by Statute.

- 3) Notices: Any notice, payment, statement, or demand required or permitted to be given hereunder by either party to the other shall be effected by personal delivery in writing or by mail, postage prepaid. Mailed notices shall be addressed to the parties at the addresses

appearing below, but each party may change its address by written notice in accordance with this section. Mailed notices shall be deemed communicated as of three days after mailing.

Notices for County shall be addressed to:

Eric Anderson
Animal Services Manager
PO Box 4110
San Luis Obispo, California 93406

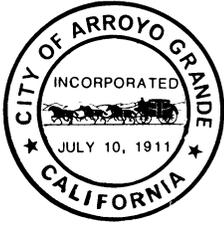
Notices for Contractor shall be addressed to:

Steven N. Annibali
Chief of Police
200 N. Halcyon Road
Arroyo Grande, CA 93420

- 4) Status of the Parties' Officers/Employees/Agents: Neither party's officers, employees, agents, partners, other contractors or subcontractors shall be deemed to be employees of the other party at any time. Nothing in this contract shall be construed as creating a civil service employer- employee relationship or a joint venture relationship. No officer, employee, agent, partner, other contractor or subcontractor of the other party shall be eligible for membership in or any benefits from any plan for hospital, surgical, or medical insurance, or for membership in any retirement program, paid vacation, paid sick leave, other leave, with or without pay, collective bargaining rights, grievance procedures, appeals to the Civil Service Commission or any other benefits which inures to or accrues to an employee of the other party. The only performance and rights due the other party are those specifically stated in this contract.
- 5) Governing Law and Venue: This Contract shall be governed by and construed in accordance with the laws of the State of California. Additionally, this contract has been formed and shall be performed in San Luis Obispo County; the venue for any legal action on the contract shall be in San Luis Obispo County.
- 6) Entire Agreement: This Contract embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the parties relating to matters herein; and except as otherwise provided herein, cannot be modified without the prior written agreement of the parties.
- 7) Severability: In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Contract shall be considered as if such invalid, illegal, or unenforceable provision had never been contained in this Contract.
- 8) Successors and Assigns: This Contract shall be binding upon and insure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and, except as otherwise provided in this Contract, their assigns.

- 9) Captions: The captions to the various clauses of this Contract are for information purposes only and shall not alter the substance of the terms and conditions of this Contract.
- 10) Authorization: Each of the parties represents and warrants to the other that this Contract has been duly authorized by all necessary corporate or governmental action on the part of the representing party and that this Contract is fully binding on such party.

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MEMORANDUM

TO: CITY COUNCIL

FROM: STEVEN N. ANNIBALI, CHIEF OF POLICE

SUBJECT: CONSIDERATION TO DECLARE SURPLUS PROPERTY / DUTY WEAPONS-FIREARMS AND AUTHORIZE PURCHASE OF REPLACEMENTS

DATE: JULY 26, 2016

RECOMMENDATION:

It is recommended that the City Council adopt a Resolution declaring items as surplus, authorizing their sale / trade, and authorize the purchase of replacements.

FINANCIAL IMPACT:

Upon the approved sale of the surplus firearms, this expenditure difference of \$6,931.40 is to be funded out of the approved Police Department FY 2015-16 budget. The trade-in offer /credit of \$32,890 is based on values established by Adamson Police Products – Los Alamitos, California and Phoenix Law Enforcement Distributors – Feasterville, PA. Adamson is the current firearms vendor for the Police Department and is a federal firearms licensed dealer.

BACKGROUND:

The firearms listed as surplus in Exhibit A have been determined to be outdated and in need of updating based on age (wear), safety and function. The replacement allows for a more contemporary and less complicated duty weapon complement that is in use in law enforcement agencies today.

The rifles are 1980's vintage and repair and maintenance parts are difficult and expensive to obtain. The pistols were put into service approximately 8 years ago and have an estimated 10,000 + rounds fired through them. Additionally, the pistols lack the contemporary customization features available in the proposed replacements that allow for different size fit based on officer needs.

Furthermore, the need exists to reduce the total number of weapons held in the Police Department armory and focus on both contemporary and appropriate inventory. This is the first phase of a plan to reduce outdated and excessive inventory of equipment within the Police Department.

**CITY COUNCIL
CONSIDERATION TO DECLARE SURPLUS PROPERTY / DUTY WEAPONS-
FIREARMS AND AUTHORIZE PURCHASE OF REPLACEMENTS
JULY 26, 2016
PAGE 2**

ANALYSIS OF ISSUES:

The opportunity exists to reduce the current firearms inventory, improve function and maintenance and increase safety - along with completing this task at a greatly reduced cost to the City. In accordance with the City's Purchasing Policies and Procedures, the City Council may deem property surplus by Resolution, and the property may then be sold or used as a trade on replacement equipment.

Adamson is a public safety supplier and federal firearms licensed dealer. They operate out of Los Alamitos, California and access is restricted to identified public safety personnel. They are not open to the public.

Adamson is providing a trade in offer of \$32,890 for the surplus weapons and a quote in the amount of \$39,821.40 for the replacement firearms.

Police Department Rangemaster Sergeant Jeff Souza verified the values and quotes provided by Adamson with two additional vendor sources. The trade in value from Adamson was the highest value and the replacement purchase quote from Adamson was the lowest dealer quote.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

1. *Recommended Alternative:* It is recommended that the City Council adopt a Resolution declaring the used firearms listed in Exhibit A as surplus and authorizing their sale/trade and authorize the purchase of replacements;
2. Modify as appropriate and adopt the Resolution; or
3. Provide direction to staff.

ADVANTAGES:

The advantage of approving the recommended action is that it will provide for the sale of outdated, surplus property, reduce the firearms inventory and obtain replacements at a greatly reduced cost to the city.

DISADVANTAGES:

No disadvantages have been identified.

ENVIRONMENTAL REVIEW:

This project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

**CITY COUNCIL
CONSIDERATION TO DECLARE SURPLUS PROPERTY / DUTY WEAPONS-
FIREARMS AND AUTHORIZE PURCHASE OF REPLACEMENTS
JULY 26, 2016
PAGE 3**

PUBLIC NOTIFICATION AND COMMENTS:

The public impacted by the proposal is the Arroyo Grande Police Department's service population. The public has been made aware of the proposal before Council by a posting of the Agenda in the front of City Hall on Thursday, July 21, 2016 and on the City's website on Friday, July 22, 2016. No public input has been received to date.

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ARROYO GRANDE DECLARING ITEMS AS SURPLUS AND
AUTHORIZING THEIR SALE / TRADE**

WHEREAS, the City of Arroyo Grande has certain police firearms which are no longer used; and

WHEREAS, the police firearms can be classified as surplus property and made available for sale and/or trade

NOW THEREFORE IT BE RESOLVED that, in accordance with the City's Purchasing Policies and Procedures, the City Council of the City of Arroyo Grande does hereby declare as surplus the police firearms described in Exhibit A, attached hereto and incorporated herein by this reference, and authorizes their sale/ trade

On motion of Council Member _____, seconded by Council Member _____ and by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

The foregoing Resolution was passed and adopted this 26th day of July, 2016.

**RESOLUTION NO.
PAGE 2**

JIM HILL, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

GEOFF ENGLISH, ACTING CITY MANAGER

APPROVED AS TO FORM:

HEATHER WHITHAM, CITY ATTORNEY

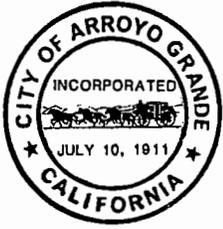
SURPLUS FIREARMS AVAILABLE FOR SALE / TRADE-IN

FIREARMS:

	Serial #	Make	Model	CAL
1	MG110401	Springfield	XDM	.40 Cal
2	MG110402	Springfield	XDM	.40 Cal
3	MG110403	Springfield	XDM	.40 Cal
4	MG110404	Springfield	XDM	.40 Cal
5	MG110405	Springfield	XDM	.40 Cal
6	MG110406	Springfield	XDM	.40 Cal
7	MG110407	Springfield	XDM	.40 Cal
8	MG110408	Springfield	XDM	.40 Cal
9	MG110409	Springfield	XDM	.40 Cal
10	MG110410	Springfield	XDM	.40 Cal
11	MG110411	Springfield	XDM	.40 Cal
12	MG110412	Springfield	XDM	.40 Cal
13	MG110414	Springfield	XDM	.40 Cal
14	MG110418	Springfield	XDM	.40 Cal
15	MG110422	Springfield	XDM	.40 Cal
16	MG110428	Springfield	XDM	.40 Cal
17	MG110429	Springfield	XDM	.40 Cal
18	MG110430	Springfield	XDM	.40 Cal
19	MG110431	Springfield	XDM	.40 Cal
20	MG110434	Springfield	XDM	.40 Cal
21	MG110435	Springfield	XDM	.40 Cal
22	MG110436	Springfield	XDM	.40 Cal
23	MG110439	Springfield	XDM	.40 Cal
24	MG110440	Springfield	XDM	.40 Cal
25	MG110441	Springfield	XDM	.40 Cal
26	MG110444	Springfield	XDM	.40 Cal
27	MG110445	Springfield	XDM	.40 Cal
28	MG110446	Springfield	XDM	.40 Cal
29	MG110447	Springfield	XDM	.40 Cal
30	MG110448	Springfield	XDM	.40 Cal
31	MG110449	Springfield	XDM	.40 Cal
32	MG110450	Springfield	XDM	.40 Cal
33	MG110457	Springfield	XDM	.40 Cal
34	MG110459	Springfield	XDM	.40 Cal
35	MG304726	Springfield	XDM	.40 Cal
36	MG304765	Springfield	XDM	.40 Cal

37	MG304773	Springfield	XDM	.40 Cal
38	MG304795	Springfield	XDM	.40 Cal
39	127-61472	Ruger	10/22	.22 Cal
40	20358444	Glenfield	60	.22 Cal
41	14838	Marlin		.22 Cal
41	None	JC Higgins	101.7 / 311A	12 ga
43	241576	FIF		12 ga
44	42531	Uzi	B	9mm
45	A501722M	Remington	870P	12 ga
46	V637418V	Remington	870 Wingmaster	12 ga
47	76-115205	H&K	53	5.56
48	76-115352	H&K	53	5.56
49	76-115353	H&K	53	5.56
50	76-115354	H&K	53	5.56
51	76-115402	H&K	53	5.56
52	76-115403	H&K	53	5.56
53	76-115404	H&K	53	5.56
54	76-115405	H&K	53	5.56
55	76-115406	H&K	53	5.56
56	76-115848	H&K	53	5.56
57	76-115849	H&K	53	5.56
58	76-115850	H&K	53	5.56
59	76-115851	H&K	53	5.56
60	76-115852	H&K	53	5.56
61	76-115857	H&K	53	5.56
62	76-116448	H&K	53	5.56
63	76-116449	H&K	53	5.56
64	76-116450	H&K	53	5.56
65	85-000287	H&K	G36C	5.56
66	85-000288	H&K	G36C	5.56
67	6934469	H&K	G3A3	308
68	63-99799	H&K	MP5SD	9mm
69	C6891505	Remington	700 Sniper	308
70	To Be Determined	Remington	870P	12 GA
71	To Be Determined	Remington	870P	12 GA
72	To Be Determined	Remington	870P	12 GA
73	To Be Determined	Remington	870P	12 GA
74	To Be Determined	Remington	870P	12 GA
75	To Be Determined	Remington	870P	12 GA
76	To Be Determined	Remington	870P	12 GA
77	To Be Determined	Remington	870P	12 GA
78	To Be Determined	Remington	870P	12 GA

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MEMORANDUM

TO: CITY COUNCIL

FROM: GEOFF ENGLISH, DIRECTOR OF PUBLIC WORKS

BY: SHANE TAYLOR, UTILITIES MANAGER

SUBJECT: MONTHLY WATER SUPPLY AND DEMAND UPDATE

DATE: JULY 26, 2016

RECOMMENDATION:

It is recommended the City Council receive and review the monthly Water Supply and Demand Report.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

The cost to provide the report is limited to staff time, which equates to approximately \$350.

BACKGROUND:

The severe drought continues to impact the City's water supply and demand. As a result, the City Council declared a Stage 1 Water Shortage Emergency on May 26, 2015. This monthly update on the current supply and demand statistics will provide the Council with the data required to make decisions related to Emergency Water Shortage Restrictions and Regulations.

ANALYSIS OF ISSUES:

The exceptional drought continues. We have received 13.5" of rain since July 1, 2015 at the Corporation Yard gauge. Lopez Lake is currently at 27.1% capacity (14,170 AF of storage). The Low Reservoir Level Response Plan (LRRP) has been enacted.

At the Zone 3 Advisory Board meeting on May 21, 2015, the Board recommended that the deliveries from the Water Treatment Plant be reduced by 10% starting April 1, 2015. This was in advance of the Lake reaching 15,000 AF of storage, which is the automatic reduction trigger. We are voluntarily reducing deliveries by 20% to keep lake supply above the 10,000 AF level, which mandates an automatic 20% reduction retroactive back to April 1, 2016.

In June, the City's water use was 38% below June 2013. The reduction requirement imposed by the State Water Resources Control Board for Arroyo Grande is 28%.

**CITY COUNCIL
MONTHLY WATER SUPPLY AND DEMAND UPDATE
JULY 26, 2016
PAGE 2**

Based on current use and weather patterns, Lopez Lake, as predicted, reached the 15,000 AF storage level around November 1, 2015. The Lopez supply for water year 2016/17, which began April 1, 2016, for Arroyo Grande is 2,998 AF, which includes 936 AF of carry-over water. Based on the projected water demand of 2,300 AF, we will meet the demand in water year 2016/17.

ADVANTAGES:

No advantages noted at this time.

DISADVANTAGES:

No disadvantages noted at this time.

ALTERNATIVES:

Not applicable at this time.

ENVIRONMENTAL REVIEW:

No environmental review is required for this item.

PUBLIC NOTIFICATION AND COMMENTS:

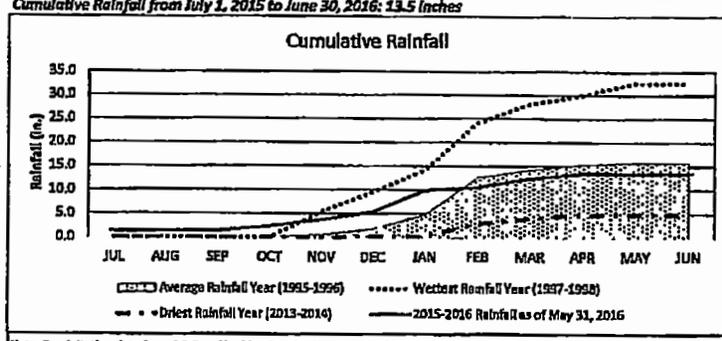
The Agenda was posted in front of City Hall on Thursday, July 21, 2016. The Agenda and staff report were posted on the City's website on Friday, July 22, 2016.

Attachments:

1. June 2016 Water Supply and Demand Charts
2. Lopez Reservoir Storage Projections

City of Arroyo Grande Water Supply and Demand Update-June 2016

Rainfall
Cumulative Rainfall from July 1, 2015 to June 30, 2016: 13.5 inches

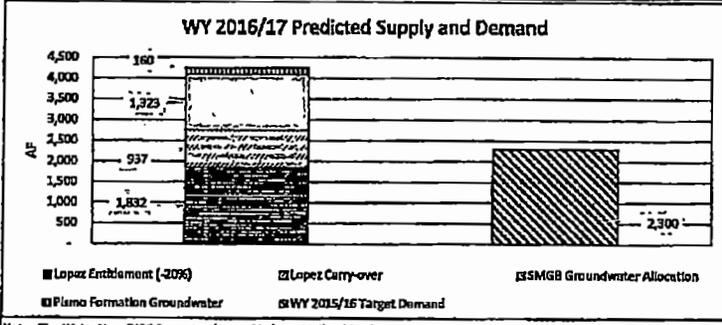


Note: Precipitation data from AG Corp Yard Station No. 177.1 from July 1966 - June 30, 2016.

Water Demand

Total City Demand (AF)	
June 2013	304.8
June 2016	188.0
% Difference from 2013	-38%
WY 2013/14 YTD	773.9
WY 2015/16 YTD	504.5
% Difference from WY 2013/14	-35%

Predicted Supply and Demand



Note: The Water Year (WY) for water demand is from April to March.

Water Supply

Lopez Lake

	Jun-15	WY 15/16 Year to Date	Remaining Allocated Supply
Lake Elevation (full at 522.37 ft)	465.44		
Storage (full at 49,200 AF)	13,614.1		
Storage - Percent Full	28%		
Status	Enacted		
Current Entitlement Reduction	20%		
Deliveries (AF)	149.20	449.36	2,319.24

Note: The Water Year (WY) for Lopez Lake is from April to March. The actual amount of storage in Lopez at the end of May 2016 was 13,678 AF; however, the storage amount and storage percentage above were adjusted to account for the 63.94 AF of stored Santa Water Project water in the lake.

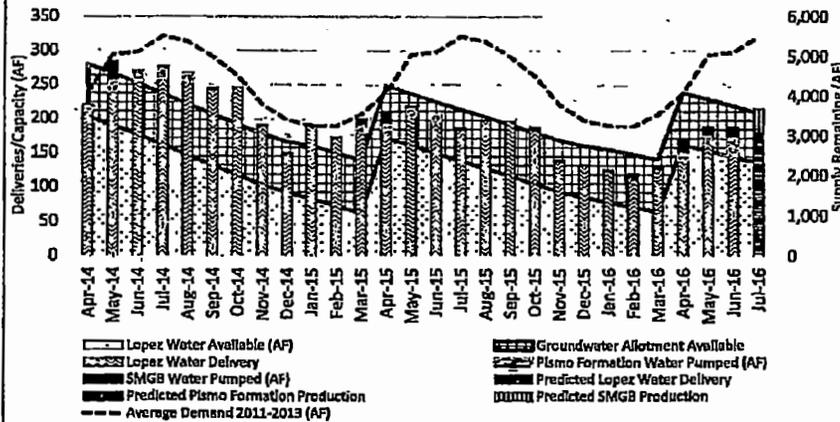
Groundwater

	Jun-16	Calendar Year to Date	Remaining Entitlement
SMGB Production (AF)	23.8	72.8	1,250.2
Pismo Formation Production (AF)	15.0	38.3	NA

City SMGB average well levels for June 2016 were the same as June 2015.

Note: Groundwater entitlement and production data is based on the calendar year.

Water Supply, Demand and Delivery Chart



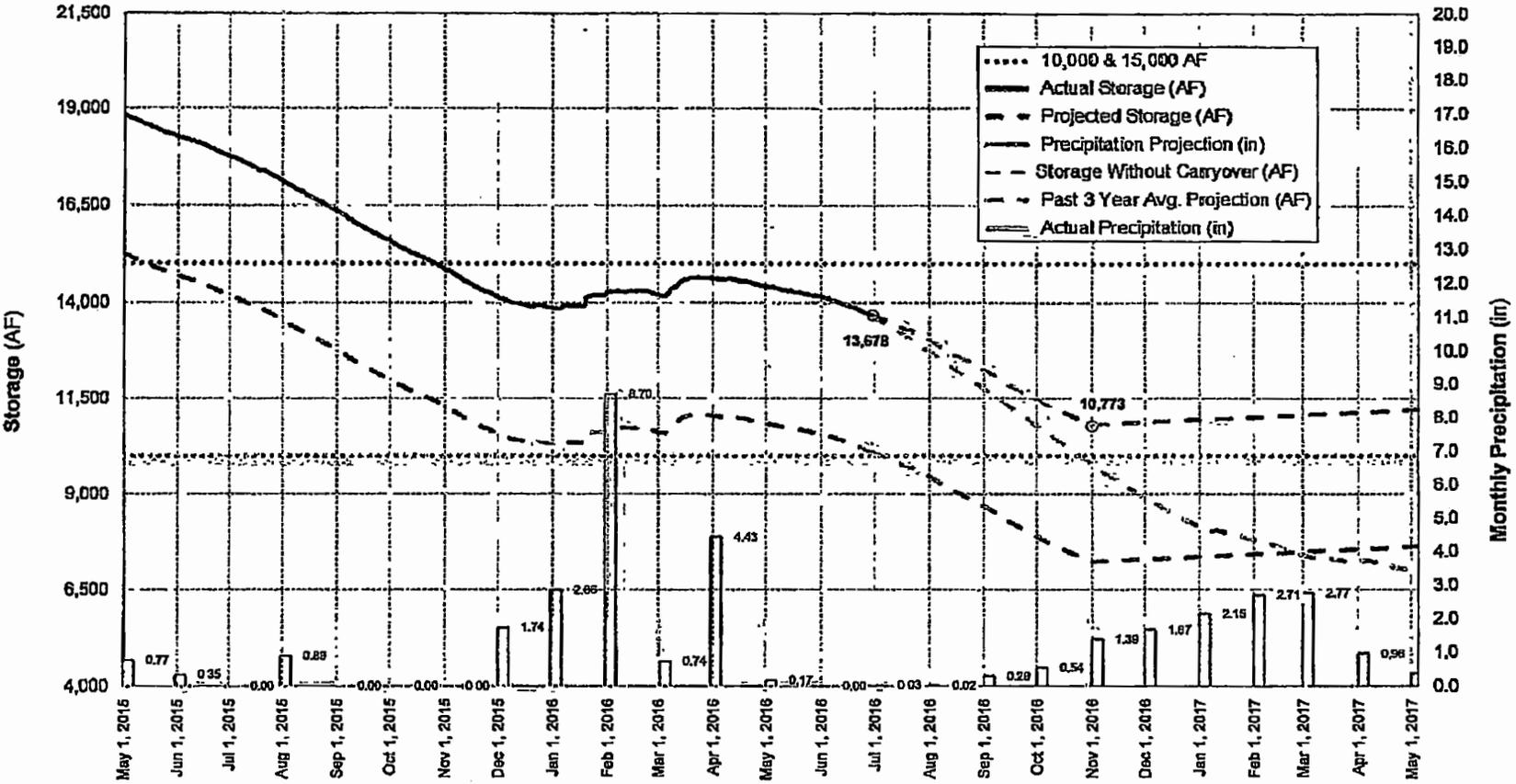
Note: These production forecasts contain preliminary estimates of water production and draft predictions of future production based on historical averages.

Updated: 7/15/2016

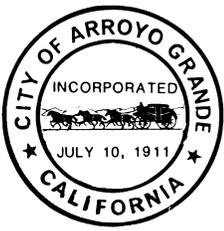
ATTACHMENT 2

Lopez Reservoir Storage Projections
(precipitation scenario source: www.LongRangeWeather.com)

Revised: 8/30/2018



- Notes:
- For "Dry Months" (April - October), projected increases and/or decreases in storage estimated to mimic conditions from 2015.
 - For "Wet Months" (November - March), projected storage declines assume LRRP annual downstream release of 3,800 AFY and deliveries of 4,077 AFY.
 - For "Wet Months", projected storage increases based on historic trends from actual storm data for the period of 12/1993 through 6/2011.
 - Storage projection for "Wet Months" assume that unsaturated conditions exist.
 - Rainfall projection provided by www.LongRangeWeather.com, and updated 7/5/2016. Evaporation Included In storage projection.
 - Past 3 Year Avg. Projection uses historic daily capacity changes averaged from 2013, 2014, 2015



MEMORANDUM

TO: CITY COUNCIL

FROM: GEOFF ENGLISH, PUBLIC WORKS DIRECTOR

SUBJECT: ANNUAL REPORT FOR THE 2015 NORTHERN CITIES MANAGEMENT AREA

DATE: JULY 26, 2016

RECOMMENDATION:

It is recommended that the City Council receive and file the 2015 Northern Cities Management Area (NCMA) annual report.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

Expenditures associated with the 2015 annual report in the amount of \$63,620 are budgeted in the Water Fund. Addressing water supply is one of the City's priorities identified in the Critical Needs Action Plan.

BACKGROUND:

NCMA Annual Report

Due to a California Superior Court Ruling in 2008, the rights to the Santa Maria Groundwater Basin (SMGB) have been adjudicated to various agencies. Part of that ruling established three management areas, including the Northern Cities Management Area (NCMA), Nipomo Mesa Management Area (NMMA) and the Santa Maria Valley Management Area (SMVMA). The NCMA is comprised of four agencies: the Cities of Arroyo Grande, Grover Beach and Pismo Beach, and the Oceano Community Services District. Further, the court ruling mandated that "a monitoring program be established in each of the three Management Areas to collect and analyze data regarding water supply and demand conditions," and an annual report be filed with the Court within 120 days after the end of each calendar year.

In 2009, a technical group of the NCMA jurisdictions was formed to meet on a monthly basis to coordinate water sampling and preparation of an annual report required by the Court's decision in the Santa Maria Groundwater Basin Adjudication. The NCMA Technical Group jointly selects consultants to provide engineering and water resource technical services in order to meet court ordered requirements for the Santa Maria Groundwater Basin, as well as for overall water resource planning.

Through the NCMA Technical Group (TG), member agencies work together to manage the SMGB and meet the annual reporting requirements of the Court Order. The 2015 NCMA Annual Report, prepared by Fugro Consultants, Inc. (Fugro), was filed with the Court in April 2016 after being reviewed by the City's special water counsel.

**CITY COUNCIL
PRESENTATION OF THE ANNUAL REPORT FOR THE NORTHERN CITIES
MANAGEMENT AREA
JULY 26, 2016
PAGE 2**

ANALYSIS OF ISSUES:

NCMA Annual Report

The 2005 Stipulation, later affirmed in the 2008 Judgement, for the Santa Maria Groundwater Basin Adjudication requires that each of the monitoring areas, identified in the adjudication, develop a monitoring program that is sufficient to determine:

- Land and water uses in the basin;
- Sources of supply to meet those uses;
- Groundwater conditions (including water levels and water quality);
- Amount and disposition of developed water supplies; and
- Amount and disposition of other sources of water supply in the NCMA.

The Stipulation additionally requires that each of the Management Areas prepare an annual report, to be submitted to the court, that summarizes the results of the monitoring program, changes in groundwater supplies, and any threats to groundwater supplies.

In 2009, the Northern Cities Management Area Technical Group (NCMA TG) selected Todd Engineers to initiate the NCMA monitoring program, which included collection of water quality samples from coastal sentry wells, and to begin development of the 2009 NCMA Annual Report. GEI Consulting Engineers and Scientists performed the monitoring and prepared reports for 2010, 2011, and 2012, and Fugro Consultants for 2013 and 2014, all of which have all been successfully submitted to the Court.

The NCMA TG is currently facilitated by Water Systems Consulting, Inc. (WSC). Together, the TG and WSC hired Fugro to compile the data gathered during quarterly groundwater monitoring and to create the 2015 NCMA Annual Report. A copy of the full report is available for public viewing at the Arroyo Grande Public Works Corporation Yard, 1375 Ash Street or it can be viewed on the City's website by visiting www.arroyo grande.org. The following list is a summary of the report's highlights and important information:

1. During 2015 several wells throughout the NCMA exhibited an overall decline in water level since the beginning of the year. In the east-central to northeastern portion of the NCMA two wells (30K03 and 28K02) reached historic low water levels in October 2015. The water level in 33K03, located near the NCMA/NMMA boundary continues to be near historic low levels.
2. The total water used in the NCMA in 2015, including applied irrigation and private pumping by rural water uses, was 8,988.45 acre feet (AF), compared to 9,849.17 AF in 2014, and is summarized below in **Table 1**. Total ground water pumping was 3,979.47 AF which is 42% of the 9,500 AF safe yield.

Table 1

**CITY COUNCIL
PRESENTATION OF THE ANNUAL REPORT FOR THE NORTHERN CITIES
MANAGEMENT AREA
JULY 26, 2016
PAGE 3**

Total Water Used in the NCMA in 2015 in Acre-Feet (AF)

	Lake Lopez	State Water	Ground Water	Other Supplies	Total
Arroyo Grande	2,152.08	0	42.51	44.0	2,238.59
Grover Beach	790.59	0	474.81	0	1,265.40
Pismo Beach	219.20	1,231.73	284.77	0	1,735.70
OCSD	0	571.38	131.88	0	703.26
Total Urban Use	3,161.87	1,803.11	933.97	44.0	5,942.95
Applied Irrigation	0	0	3,008	0	3,008
Rural Water Users	0	0	37.5	0	37.5
Grand Total Used	3,161.87	1,803.11	3,979.47	44.0	8,988.45

Even with the reduced pumping, water elevations throughout the area declined by several feet, with some areas finishing the year with water elevations below sea level. Typically, when pumping is less than the yield of an aquifer, the remaining volume of groundwater results in increased groundwater in storage, which is then manifested by rising water levels. The current condition, with groundwater pumping at 41.9% of the safe yield and declining water elevations, illustrates the impacts of the ongoing severe drought that has significantly reduced recharge.

3. During 2015 there were no indications of seawater intrusion. There were slightly elevated concentrations of Total Dissolved Solids, sodium and chloride in July of 2015; however concentrations generally had declined by October 2015 to normal range.
4. Rainfall for the 2015 calendar year was approximately 35% of the long-term average rainfall. With only 5.4 inches of rain, the evapotranspiration rate (rate at which water is evaporated and transpired from plants) exceeded rainfall in every month in 2015, suggesting that recharge to the groundwater basin from direct precipitation was very limited, if any in 2014.
5. The NCMA relies on three deep sentry wells to provide an index for tracking the elevation and apparent health of the basin. The average of these well elevations is referred to as the Key Well Index and the NCMA TG has established a Key Well Index of 7.5 feet as an alert level to monitor for saltwater intrusion. Between October 2007 and August 2009, groundwater levels remained below this threshold, and high concentrations of chloride and sodium occurred in two of the sentry wells late in 2009.

The deep well index started 2015 above the trigger value, with an index value of 9.10 in January 2015. By April 2015, the index value dropped to 6.07 (1.43 feet below the trigger value). Between April 2015 and October 2015 the deep well

**CITY COUNCIL
PRESENTATION OF THE ANNUAL REPORT FOR THE NORTHERN CITIES
MANAGEMENT AREA
JULY 26, 2016
PAGE 4**

index remained significantly below the index trigger value, reaching an index value of 5.08 feet in October. In October 2015, the deep well index began to rise and since mid-December has been above the trigger value.

6. Groundwater contours for both the spring and fall of 2015 show areas below sea level.

Based on the findings of this report, it is clear that the drought has had a serious impact on the SMGB, however the groundwater levels in the NCMA rebounded due to last winter rains in early 2016 and are currently above the key well index by approximately 1.5 foot. A separate report and proposed consultant services agreement for staff augmentation services to assist with routine management tasks of the NCMA will be brought before the City Council in the near future.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

1. Receive and file annual NCMA report; or
2. Provide staff other direction.

ADVANTAGES:

The NCMA Annual Report is required by the court and includes important monitoring information pertinent to the City's groundwater supply.

DISADVANTAGES:

No disadvantages have been identified.

ENVIRONMENTAL REVIEW:

No environmental review is required for this item.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted in front of City Hall on Thursday, July 21, 2016. The Agenda and staff report were posted on the City's website on Friday, July 22, 2016. No public comments were received.

Attachment:

1. NCMA 2015 Annual Report.



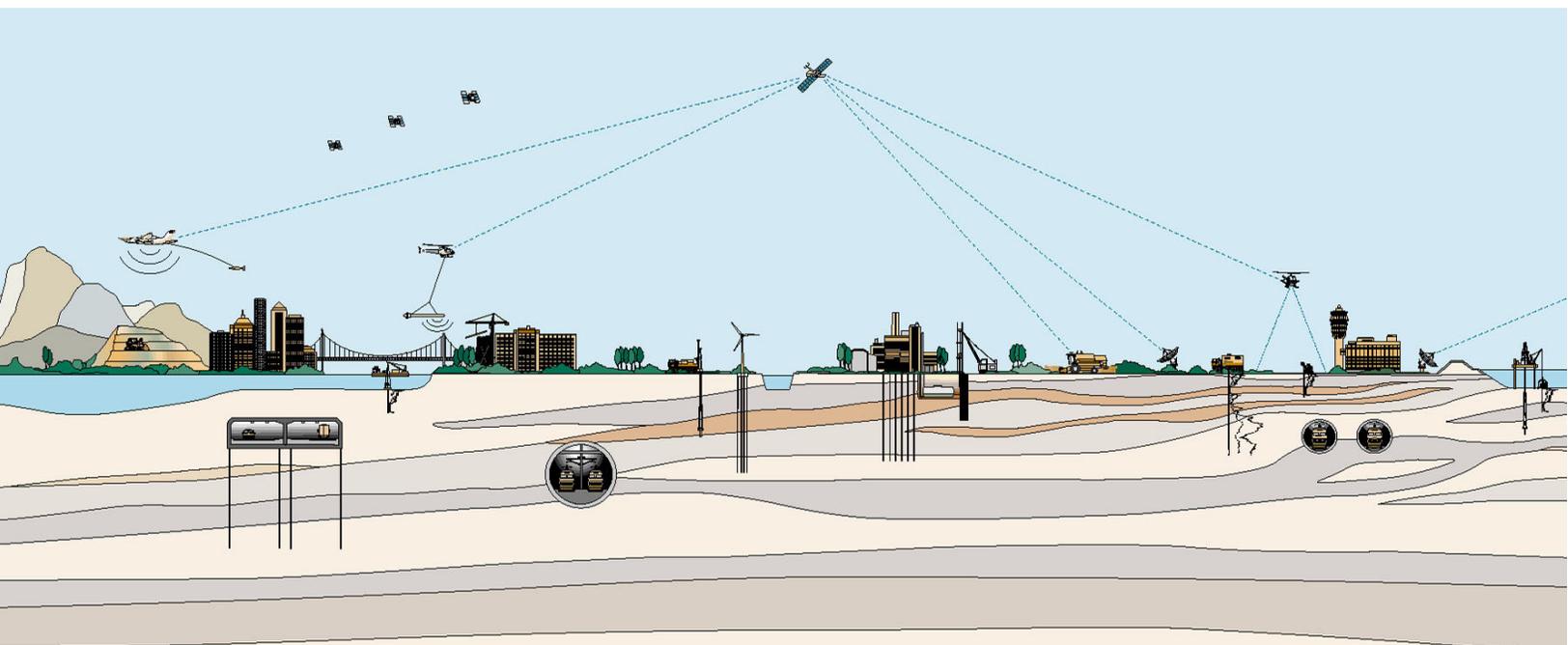
NORTHERN CITIES MANAGEMENT AREA 2015 ANNUAL MONITORING REPORT

Prepared for:
The Northern Cities Management Area Technical Group

City of Arroyo Grande
City of Grover Beach
Oceano Community Services District
City of Pismo Beach

Prepared by:
Fugro Consultants, Inc.

April 27, 2016





5855 Capistrano Ave, Suite C
Atascadero, California 93422
T (805) 468-6060

April 27, 2016
Project No. 04.62150079

Northern Cities Management Area

**Northern Cities Management Area
2015 Annual Monitoring Report**

Fugro Consultants, in collaboration with Rob Almy, PG, and GEI Consultants, Inc., is pleased to submit the 2015 Annual Monitoring Report for the Northern Cities Management Area. The report is prepared pursuant to the requirements of the Stipulation and Judgment After Trial for the Santa Maria Groundwater Adjudication. The report is prepared on behalf of the Northern Cities Management Area, which is comprised of the City of Arroyo Grande, City of Grover Beach, Oceano Community Services District, and City of Pismo Beach.

Sincerely,

FUGRO CONSULTANTS, INC.

A handwritten signature in blue ink that reads "Paul A. Sorensen".

Paul A. Sorensen, PG, CHG
Principal Hydrogeologist
(currently with GSI Water Solutions, Inc.)

A handwritten signature in blue ink that reads "Keith P. Askew".

Keith P. Askew, PE
Principal Engineer
Project Manager

GEI CONSULTANTS, INC.

A handwritten signature in blue ink that reads "Robert Almy".

Robert Almy, PG

A handwritten signature in blue ink that reads "Samuel W. Schaefer".

Samuel W. Schaefer, PE
Senior Engineer



CONTENTS

	Page
1.0 EXECUTIVE SUMMARY	1
1.1 Groundwater Conditions.....	1
1.1.1 Groundwater Levels.....	1
1.1.2 Groundwater Quality.....	2
1.2 Water Supply and Demand	2
1.3 Threats to Water Supply.....	3
2.0 INTRODUCTION.....	4
2.1 Description of the Northern Cities Management Area Technical Group.....	5
2.2 Coordination with Management Areas	6
3.0 BASIN DESCRIPTION	7
3.1 Setting	7
3.2 Precipitation.....	7
3.3 Evapotranspiration	8
4.0 GROUNDWATER CONDITIONS.....	9
4.1 Groundwater Monitoring Network.....	9
4.2 Groundwater Levels	10
4.2.1 Groundwater Level Contour Maps.....	10
4.2.2 Basin-Wide Historical Hydrographs	10
4.2.3 Sentry Wells.....	11
4.3 Water Quality.....	12
4.3.1 Quarterly Groundwater Monitoring	12
4.3.2 Analytical Results Summary	12
5.0 WATER SUPPLY AND DEMAND	14
5.1 Water Supply.....	14
5.1.1 Lopez Lake	14
5.1.2 State Water Project.....	16
5.1.3 Groundwater	17
5.1.4 Developed Water	19
5.1.5 Total Water Supply Availability	19
5.2 Water Demand	21
5.2.1 Applied Irrigation Demand	21
5.2.2 Rural Demand.....	22
5.2.3 Urban Demand	23
5.2.4 2015 Groundwater Pumpage.....	24
5.2.5 Changes in Water Demand	25
6.0 COMPARISON OF WATER SUPPLY V. WATER DEMAND.....	27



7.0	THREATS TO WATER SUPPLY	29
7.1	Threats to Local Groundwater Supply	29
7.1.1	Declining Water Levels	29
7.1.2	Seawater Intrusion	30
7.1.3	Measures to Avoid Seawater Intrusion	30
7.2	Threats to State Water Project Supply	31
7.3	Threats to Lopez Lake Water Supply	31
8.0	MANAGEMENT ACTIVITIES	32
8.1	Management Objectives	32
8.1.1	Share Groundwater Resources and Manage Pumping	35
8.1.2	Enhance Management of NCMA Groundwater	36
8.1.3	Monitor Supply and Demand and Share Information	37
8.1.4	Manage Groundwater Levels and Prevent Seawater Intrusion	38
8.1.5	Protect Groundwater Quality	40
8.1.6	Manage Cooperatively	41
8.1.7	Encourage Water Conservation	42
8.1.8	Evaluate Alternative Sources of Supply	47
9.0	REFERENCES	50

TABLES

	Page
Table 1. NCMA TG Representatives	5
Table 2. Lopez Lake (SLOCFC&WCD Zone 3 Contractors) 2015 Water Allocation under LRRP 10% Diversion Reduction Strategy (AFY)	14
Table 3. Lopez Lake Municipal Diversion Reduction Strategy Low Reservoir Response Plan .	15
Table 4. Lopez Lake Downstream Release Reduction Strategy Low Reservoir Response Plan	15
Table 5. 2015 Lopez Lake Deliveries (AF)	16
Table 6. NCMA Groundwater Pumpage from Santa Maria Groundwater Basin, 2015 (AF)	19
Table 7. Baseline (Full Allotment) Available Urban Water Supplies (AFY)	20
Table 8. 2015 Available Urban Water Supply, under 2015 Lopez LRRP 10% Municipal Reduction Diversion (AF)	20
Table 9. 2015 NCMA Crop Acreages and Evapotranspiration	22
Table 10. Estimated Rural Water Demand	23
Table 11. Urban Water Demand (Groundwater and Surface Water, AF)	24
Table 12. NCMA Groundwater Pumpage from Santa Maria Groundwater Basin, 2015 (AF)	24
Table 13. Total Water Demand (Groundwater and Surface Water, AF)	25
Table 14. 2015 Water Demand by Source (AF)	27

FIGURES **(following text)**

- Figure 1. Santa Maria Groundwater Basin
- Figure 2. Northern Cities Management Area
- Figure 3. Annual Precipitation 1950 to 2015
- Figure 4. Precipitation Station Locations
- Figure 5. Monthly 2015 and Average Precipitation and Evapotranspiration
- Figure 6. Location of Sentry Wells
- Figure 7. Depths of Sentry Wells
- Figure 8. Water Level Elevation, April 2015
- Figure 9. Water Level Elevation, October 2015
- Figure 10. Selected Hydrographs
- Figure 11. Sentry Well Hydrographs
- Figure 12. Hydrograph of Average Deep Sentry Well Elevations
- Figure 13. Water Elevation, Conductivity, and Temperature, Well 24B03
- Figure 14. Water Elevation, Conductivity, and Temperature, Well 30F03
- Figure 15. Water Elevation, Conductivity, and Temperature, Well 30N02
- Figure 16. Water Elevation, Conductivity, and Temperature, Well 36L01
- Figure 17. Water Elevation, Conductivity, and Temperature, Well 36L02
- Figure 18. Water Elevation, Conductivity, and Temperature, Well 32C03
- Figure 19. Chloride Concentrations in Sentry Wells
- Figure 20. Total Dissolved Solids Concentrations in Sentry Wells
- Figure 21. NCMA Agricultural Land 2015
- Figure 22. 2015 NCMA Estimated Applied Water and Monthly Precipitation at the CIMIS Nipomo Station
- Figure 23. Municipal Water Use by Source
- Figure 24. Total Water Use by Source
- Figure 25. Wells 30N03 and 30N02 Historical TDS, Chloride, Sodium
- Figure 26. Wells MW-Blue and 36L01 Historical TDS, Chloride, Sodium

APPENDICES

- APPENDIX A NCMA Sentry Well Water Level and Water Quality Data



NORTHERN CITIES MANAGEMENT AREA 2015 ANNUAL MONITORING REPORT

1.0 EXECUTIVE SUMMARY

The 2015 Annual Monitoring Report for the Northern Cities Management Area (NCMA) is prepared pursuant to the requirements of the Stipulation and Judgment After Trial (Judgment) for the Santa Maria Groundwater Basin Adjudication. The Annual Report provides an assessment of hydrologic conditions for the NCMA based on data collected during the calendar year of record. As specified in the Judgment, the Northern Cities agencies, consisting of the City of Arroyo Grande, City of Grover Beach, City of Pismo Beach, and Oceano Community Services District, are to conduct groundwater monitoring in the NCMA, and collect and analyze data pertinent to water supply and demand, including:

- Land and water uses in the basin;
- Groundwater conditions (including water levels and water quality);
- Sources of supply to meet those uses;
- Amount and disposition of developed water supplies; and
- Amount and disposition of other sources of water supply in the NCMA.

Results of the data compilation and analysis for calendar year 2015 are documented and discussed in this Annual Report.

1.1 GROUNDWATER CONDITIONS

1.1.1 Groundwater Levels

- Overall, groundwater contours in April 2015 show a westerly groundwater flow and gradient. Because of a limited number of wells and water level data in the southern portion of the area, the groundwater gradient and flow are generally inferred on the basis of historical records and trends, as well as water level data from the Northern Cities Management Area (NMMA) further to the east. Based on the data, it appears that two areas of pumping depression existed during this time, one in the north-central part of the area in the vicinity of centralized municipal pumping, and the second in the eastern part of the NCMA in the region of centralized agricultural pumping. Water levels along the coast ranged from 4.53 to 8.10 feet NAVD88.
- Groundwater contours in October 2015 show a similar overall trend as in April 2015, although with a general lowering of water levels across the region. Much of the area from the north-central portion of the NCMA to near the southern boundary of the NCMA appears to have had water levels below sea level at this time, with water level elevations along the coast ranging from -0.4 to 6.97 feet NAVD88.
- During 2015, hydrographs of several water wells throughout the NCMA (05N02, 31H08, 31H09, 28K02, 29R03, 30K03, 33K03, 32D03, and 32D11) exhibited an overall decline in water level since the beginning of the year. In the east-central to northeastern portion of the NCMA, wells 30K03 and 28K02 reached historic low water levels in October 2015.

The water level in well 33K03 (located near the NCMA/NMMA boundary) continues to be near historic low levels.

- Water level trends in wells instrumented with pressure transducers:
 - Deep Index Wells: Water levels in wells 30N02 and 30F03 generally declined between February and April 2015 and then remained depressed into October when water levels began to rise. The water levels in both wells have now been above the index trigger value since mid-December 2015.
 - Coastal Wells: The water level in well 36L01 remained above sea level during 2015, and remains stable within a relatively narrow historic range. The water level in well 36L02 illustrates a much greater seasonal fluctuation than is seen in 36L01. The water elevation in 36L02 declined below sea level in late September and remained below sea level into late October when it reached an historic low elevation. Since late October, the water elevation in 36L02 has risen to 9 feet NAVD 88.
 - NCMA/NMMA Boundary: Well 32C03, which shows regular seasonal fluctuations, declined below sea level in early September and remained at a low elevation until late October, when the water level began to rise.

1.1.2 Groundwater Quality

- Chloride: Chloride concentrations in the shallow wells (24B01, 30F01, and 30N01) in October 2015 are below or near the historically observed low concentration levels.
- Total Dissolved Solids (TDS): During the third quarter monitoring event in July 2015, several wells exhibited elevated TDS concentrations, including wells 36L01 and 36L02. By the fourth quarter monitoring event in October 2015, TDS concentrations, in general, decreased to within historical concentration ranges.
- Sodium: In third quarter 2015, sodium concentrations were elevated in the three deep sentry wells (24B03, 30F03, and 30N02). However, by October 2015, sodium concentrations declined in all of the deep sentry wells to within historic ranges.

1.2 WATER SUPPLY AND DEMAND

- Total water use in the NCMA in 2015, including urban use by the Northern Cities agencies as well as applied irrigation and private pumping by rural water users, was 8,988.45 acre feet (AF). Of this amount, Lopez Lake deliveries were 3,161.87 AF, State Water Project deliveries totaled 1,803.11 AF, and groundwater pumping from the Santa Maria Groundwater Basin (SMGB) accounted for approximately 3,979.47 AF. Groundwater pumping from the Pismo Formation, outside the SMGB, accounted for 44 AF. The breakdown is shown on the following table.



Urban Area	Lopez Lake	State Water Project	SMGB Groundwater	Other Supplies	Total
Arroyo Grande	2,152.08	0.00	42.51	44.0	2,238.59
Grover Beach	790.59	0.00	474.81	0.0	1,265.40
Pismo Beach	219.20	1,231.73	284.77	0.0	1,735.70
Oceano CSD	0.00	571.38	131.88	0.0	703.26
Urban Water Use Total	3,161.87	1,803.11	933.97	44.0	5,942.95
Applied Irrigation	0.0	0.0	3,008	0.0	3,008
Rural Water Users	0.0	0.0	37.5	0.0	37.5
Total	3,161.87	1,803.11	3,979.47	44.0	8,988.45

- In general, urban water demand has ranged from 5,942.95 AF (current year 2015) to 8,982 AF (2007). Demand since 2009 shows an overall decline each year with a slight increase in 2012 and 2013; this overall decline in demand may be attributed to the relatively slower economy from 2009 through 2012 and, particularly in recent years, conservation activities implemented by the Northern Cities.
- Agricultural acreage has remained fairly constant. Thus, annual water demand for applied irrigation has been relatively stable and varies mostly with weather conditions. Acknowledging the variability due to weather conditions, applied irrigation water demand is not expected to change significantly given the relative stability of applied irrigation acreage and cropping patterns in the NCMA south of Arroyo Grande Creek. Changes in rural demand have not been significant.

1.3 THREATS TO WATER SUPPLY

- Total groundwater pumping from the SMGB in the NCMA (urban, agriculture, and rural domestic) was 3,979.47 AF in 2015, which is 41.9% of the calculated 9,500 AFY yield of the NCMA portion of the Santa Maria Groundwater Basin. However, even with the reduced pumping, water elevations throughout the area declined by several feet, with some areas finishing the year with water elevations below sea level. Typically, when pumping is less than the yield of an aquifer, the remaining volume of groundwater results in increased groundwater in storage, which is then manifested by rising water levels. The current condition, with groundwater pumping at 41.9% of the safe yield and declining water elevations, illustrates the impacts of the ongoing severe drought that has significantly reduced recharge.
- During 2015, there were no indications of seawater intrusion. There were slightly elevated concentrations of TDS, sodium, and chloride in July 2015, but concentrations generally had declined by October 2015 to normal range.

2.0 INTRODUCTION

The 2015 Annual Monitoring Report summarizes hydrologic conditions for calendar year 2015 in the Northern Cities Management Area (NCMA) of the Santa Maria Groundwater Basin (SMGB) in San Luis Obispo County, California. This report was prepared on behalf of four public agencies collectively referred to as Northern Cities, which includes the City of Arroyo Grande (Arroyo Grande), City of Grover Beach (Grover Beach), City of Pismo Beach (Pismo Beach) and the Oceano Community Services District (Oceano CSD). These agencies, along with local land owners, the County of San Luis Obispo (County), and the San Luis Obispo County Flood Control & Water Conservation District (SLOCFC&WCD) have managed local surface water and groundwater resources in the area since the late 1970s to preserve the long-term integrity of water supplies.

The collaborative approach was recognized in the 2001 Groundwater Management Agreement (which was based on the 1983 "Gentlemen's Agreement"), formalized in the 2002 Settlement Agreement between the Northern Cities, Northern Landowners, and Other Parties (2002 Settlement Agreement), and incorporated in the 2005 Stipulation for the Santa Maria Groundwater Basin Adjudication (Stipulation). On June 30, 2005 the Stipulation was agreed upon by numerous parties, including the Northern Cities. The Stipulation included the 2002 Settlement Agreement. The approach was then adopted by the Superior Court of California, County of Santa Clara, in its Judgment After Trial, entered January 25, 2008 (Judgment). Although appeals to that decision were filed, a subsequent decision by the Sixth Appellate District (filed November 21, 2012) has upheld the Court's Judgment After Trial. On February 13, 2013, the Supreme Court of California denied a petition to review the decision.

In a separate but related action, a motion was filed on September 29, 2015 by the cities of Arroyo Grande, Pismo Beach, and Grover Beach against the Nipomo Mesa Management Area (NMMA) and SLOCFC&WCD to enforce the terms of the Stipulation and Judgment. That action is ongoing in 2016.

The Judgment orders the stipulating parties to comply with all terms of the Stipulation. As specified in the Judgment and as outlined in the *Monitoring Program for the Northern Cities Management Area* (Monitoring Program; Todd Groundwater, Inc. [Todd] 2008), the Northern Cities agencies are to conduct groundwater monitoring of wells in the NCMA. In accordance with requirements of the Judgment, the agencies comprising the NCMA group collect and analyze data pertinent to water supply and demand, including:

- Land and water uses in the basin;
- Sources of supply to meet those uses;
- Groundwater conditions (including water levels and water quality);
- Amount and disposition of developed water supplies; and,
- Amount and disposition of other sources of water supply in the NCMA.

The Monitoring Program requires that the NCMA gather and compile pertinent information on a calendar year basis; this is accomplished through data collected by Northern Cities agencies (including necessary field work), requests to other public agencies, and from online sources. Periodic reports such as Urban Water Management Plans (UWMP) prepared by Arroyo Grande,



Grover Beach and Pismo Beach provide information on demand, supply, and water supply facilities. Annual data are added to the comprehensive Northern Cities Management Area Database and analyzed. Results of the data compilation and analysis for calendar year 2015 are documented and discussed in this Annual Report.

As shown on Figure 1, the NCMA represents the northernmost portion of the SMGB, as defined in the adjudication and by California Department of Water Resources (DWR 1958) as the Santa Maria River Valley groundwater basin (Basin 3-12). Adjoining the NCMA to the southeast is the NMMA; the Santa Maria Valley Management Area (SMVMA) encompasses the remainder of the groundwater basin. Figure 2 shows the locations of the four Northern Cities agencies within the NCMA.

2.1 DESCRIPTION OF THE NORTHERN CITIES MANAGEMENT AREA TECHNICAL GROUP

Pursuant to a requirement contained in the Stipulation, the NCMA Technical Group (TG) was formed. The TG is composed of representatives of Arroyo Grande, Grover Beach, Pismo Beach, and Oceano CSD (Table 1).

Table 1. NCMA TG Representatives

Agency	Representative
City of Arroyo Grande	Geoff English Public Works Director
	Shane Taylor Utilities Manager
City of Grover Beach	Gregory A. Ray, PE Director of Public Works/City Engineer
	R.J. (Jim) Garing, PE Consulting City Engineer for Water and Sewer
City of Pismo Beach	Benjamin A. Fine, PE Director of Public Works/City Engineer
Oceano Community Services District	Paavo Ogren General Manager
	Tony Marracino Utility Systems Supervisor

Arroyo Grande, Pismo Beach, and Grover Beach contract with Water Systems Consulting, Inc. (WSC) to serve as staff extension to assist the TG in the roles and responsibilities of the TG for purposes of managing the water supply resources. The full TG contracts with a consulting firm



(currently Fugro Consultants, Inc.) to conduct the quarterly groundwater monitoring and sampling tasks, evaluate water demand and available supply, identify threats to water supply, and assist the group in preparation of the Annual Report.

2.2 COORDINATION WITH MANAGEMENT AREAS

Since 1983, management of the NCMA was based on cooperative efforts of the four Northern Cities agencies with continuing collaboration with San Luis Obispo County, the SLOCFC&WCD, and other local and state agencies. Specifically, the NCMA agencies have limited their pumping and, in cooperation with SLOCFC&WCD, invested in surface water supplies so not to exceed the safe yield of the NCMA portion of the SMGB. In addition to the efforts discussed in this report, cooperative management occurs through many means including communication of the Northern Cities in their respective public meetings and participation in the Water Resources Advisory Council (a County-wide advisory panel on water issues). The NCMA agencies participated in preparation and adoption of the 2007 San Luis Obispo County Integrated Regional Water Management Plan (IRWMP) as well as the 2014 San Luis Obispo County IRWM Plan. The IRWMP promotes integrated regional water management to ensure sustainable water uses, reliable water supplies, better water quality, environmental stewardship, efficient urban development, protection of agriculture, and a strong economy.

Since the 2008 Judgment, the NCMA has taken the lead in cooperative management of its management area. The NCMA TG met monthly (at a minimum) throughout 2015 and has been an active participant in the Santa Maria Groundwater Basin Management Area (SMGBMA) technical subcommittee, which formed in 2009. The purpose of the SMGBMA technical subcommittee is to coordinate efforts among the management areas such as enhanced monitoring of groundwater levels and improved sharing of data.

An NCMA Strategic Plan was developed in 2014 for the purposes of providing the NCMA TG with a mission statement to guide future initiatives, giving a framework for identifying and communicating water resource planning goals and objectives, and formalizing a 10-year Work Plan for implementation of those efforts. Several key objectives were identified related to enhancing water supply reliability, improving water resource management, and increasing effective public outreach. Implementation of some of these efforts continued throughout 2015.

3.0 BASIN DESCRIPTION

3.1 SETTING

The SMGB as defined in the adjudication has three jurisdictional or management areas. As shown in Figure 1 (following text), the NCMA represents the northernmost portion of the basin. Adjoining the NCMA to the southeast is the NMMA, and the SMVMA encompasses the remainder of the groundwater basin. The southern boundary of the NCMA is coincident with the NMMA portion of the basin.

Groundwater pumped from the NCMA is derived principally from the Paso Robles Formation, consisting of heterogeneous alluvial materials that extend westward beneath the ocean. The northern and eastern portions of the basin are bounded by bedrock and faults that potentially reduce subsurface inflow recharge to the basin aquifer.

The groundwater resource of the NCMA has several sources of recharge: precipitation, agricultural return flow, seepage from stream flow, and subsurface inflow from adjacent areas. In addition, some return flows occur from imported surface supply sources including Lopez Reservoir and the State Water Project. Historically, groundwater elevations in wells throughout the NCMA and resulting hydraulic gradients show that discharge occurs westward from the groundwater basin to the ocean, which is an important control to limit the potential of seawater intrusion.

3.2 PRECIPITATION

Each year climatological and hydrologic (stream flow) data for the NCMA are added to the NCMA database. Annual precipitation from 1950 to 2015 is presented on Figure 3.

Historical rainfall data are compiled on a monthly basis for the following three stations:

- Desert Research Institute (DRI): Western Regional Climate Center Pismo Station (Coop ID: 046943) for 1950 to Present;
- DWR California Irrigation Management Information System (CIMIS) Nipomo Station (No. 202) for 2006 to Present, and
- San Luis Obispo County-operated rain gage (No. SLO 759) in Oceano for 2005 to 2009;

The locations of the three stations are shown in Figure 4. In recent years, it was noted that the CIMIS Nipomo station is possibly recording irrigation overspray as precipitation and the precipitation data may not be reliable. For this reason, only the DRI and San Luis Obispo County gages were used in this report for reporting on precipitation. Note that precipitation values are only averaged for station readings for months when data were available. Average values are not weighted based on station location versus the study area. Figure 3 is a composite graph combining data from the two stations and illustrating annual rainfall totals from 1950 through 2015 (on a calendar year basis). Annual average rainfall for the NCMA is approximately 15.6 inches.

Monthly rainfall and evapotranspiration (ET) for 2015 as well as average monthly historical rainfall and ET are presented on Figure 5. During 2015 below average rainfall occurred for eleven of the twelve months (92 percent of year). Above average rainfall occurred in the summer month of July. The total for the year was 5.4 inches, 35 percent of the average annual rainfall for the NCMA. Figure 3 illustrates annual rainfall and exhibits several multi-year drought cycles (e.g., 6 years,

1984-1990) followed by cycles of above average rainfall (e.g., 7 years, 1991-1998). With the exception of 2010, the period 2007 through 2015 (8 years) has experienced below average annual rainfall suggesting a “dry” hydrologic period. The average rainfall 2007 through 2015 (including 2010) is 9.8 inches, 63 percent of the historical average.

Most regional rainfall typically occurs from November through April. The year 2015 was marked by lower (74 percent lower) than average rainfall in every month except July. July experienced higher than normal average rainfall at 1.32 inches (the average is 0.04 inches).

Evapotranspiration is covered in the following Section 3.3. However, it is worth noting that rainfall did not exceed evapotranspiration in any of the months in 2015. As such, deep percolation from rainfall that contributes to groundwater recharge was assumed to be nil in 2015. The lack of groundwater recharge from rainfall percolation is a continuation of the drought effects seen in 2014 when rainfall exceeded evapotranspiration in only one month (December), in 2013 when rainfall did not exceed evapotranspiration in any of the months, in 2012 when rainfall exceeded evapotranspiration in only one month (April), and in 2011 when rainfall exceeded evapotranspiration, again, in only one month (March).

3.3 EVAPOTRANSPIRATION

The CIMIS maintains weather stations in locations throughout the state in order to provide real time wind speed, humidity and evapotranspiration data. The nearest CIMIS station to the NCMA area is the Nipomo station (see Figure 4). The Nipomo station has gathered data since 2006. While this station may have been subject to irrigation overspray in recent years (noted in the precipitation section above), it does not have a significant impact on the measurements used for calculating ET. The monthly ET data for the Nipomo station is shown in Figure 5 for 2015 and average (8-years) conditions. Evapotranspiration rate affects recharge potential of rainfall and the amount of outdoor water use (irrigation). In all months, ET exceeded rainfall, indicating the recharge to groundwater from direct precipitation in 2015 was likely nonexistent.

4.0 GROUNDWATER CONDITIONS

The NCMA groundwater monitoring program includes: 1) compilation of groundwater elevation data from San Luis Obispo County, 2) water quality and groundwater elevation monitoring data from the network of sentry wells in the NCMA, 3) water quality data from the State Water Resources Control Board (SWRCB) Division of Drinking Water (DDW), and 4) groundwater elevation data from municipal pumping wells. Analysis of these data is summarized below in accordance with the July 2008 Northern Cities Monitoring Program.

4.1 GROUNDWATER MONITORING NETWORK

Approximately 145 wells within the NCMA were monitored by the County at some time during the past few decades. The County currently monitors 38 wells on a semi-annual basis (April and October), including five “sentry well” clusters (piezometers) located along the coast and a relatively recently constructed monitoring well (County Well No. 3 [12N/35W-32C03]) on the eastern NCMA boundary between the NCMA and NMMA (Figure 6). The County monitors more than 60 additional wells in southern San Luis Obispo County. Following the findings of the 2008 Annual Report, the Northern Cities initiated a quarterly sentry well monitoring program to supplement the County’s semi-annual schedule. The quarterly monitoring includes County Well No. 3.

To monitor overall changes in groundwater conditions, representative wells within the NCMA were selected for preparation of hydrographs and evaluation of water level changes. Wells were selected based on the following criteria:

- The wells must be part of the County’s current monitoring program;
- Detailed location information must be available;
- Construction details of the wells must be available;
- The locations of the wells should have a wide geographic distribution; and
- The historic record of water level data must be long and relatively complete.

Many of the wells that have been used in the program are production wells that were not designed for monitoring purposes and may be screened in various producing zones. Moreover, many of the wells are active production wells or located near active wells and therefore potentially subject to localized pumping effects that result in measurements that are lower than the “static” or more broadly representative water level. These effects are not always apparent at the time of measurement. As a result, data cannot easily be identified as representing static groundwater levels in specific zones (e.g., unconfined or deep confined). Hence, data should be considered as a whole in developing a general representation of groundwater conditions.

The “sentry wells” are a critical element of the groundwater monitoring network and provide an early warning system to identify and quantify potential seawater intrusion episodes in the basin (Figure 6). Each sentry well consists of a cluster of multiple wells allowing for the measurement of groundwater elevation and quality from discrete depths. Also shown on Figure 6 is the Oceano CSD Observation well cluster, a dedicated monitoring well cluster located just seaward of Oceano CSD production wells 7 and 8. Figure 7 shows the depth and well names of the sentry well clusters and the Oceano CSD observation well cluster.

The wells are divided into three basic depth categories: shallow, intermediate, and deep. Since beginning the sentry well monitoring program, 29 quarterly events have been conducted with one each in May, August, and October 2009, and winter, spring, summer and fall 2010 through 2015, as well as January and April 2016 (the 2016 data will be included in the 2016 Annual Report). These monitoring events include collection of synoptic groundwater elevation data and water quality samples for laboratory analysis.

4.2 GROUNDWATER LEVELS

Groundwater elevation data are gathered from the network of wells throughout the NCMA. Water level measurements in these wells are used to monitor effects of groundwater use, groundwater recharge, and as an indicator of risk of seawater intrusion. Analysis of these groundwater elevation data has included development of groundwater surface contour maps, hydrographs, and an index of key sentry well water levels over time.

4.2.1 Groundwater Level Contour Maps.

Contoured groundwater elevations for the Spring (April 2015) and Fall (October 2015) monitoring events, including data from the County of San Luis Obispo monitoring program, are shown on Figures 8 and 9, respectively.

Groundwater level contours for April 2015 are presented on Figure 8. Overall, groundwater contours in April show a westerly to southwesterly groundwater flow north of the Santa Maria River Fault. Because of a limited number of wells and water level data in the southern portion of the area, the groundwater gradient and flow are generally inferred on the basis of historical records and trends, as well as water level data from the NMMA further east. Based on the data, it appears that two areas of pumping depression existed at this time, one in the north-central part of the area in the vicinity of some centralized municipal pumping, and the second in the eastern part of the NCMA in the region of centralized agricultural pumping. Water levels along the coast ranged from 4.53 to 8.10 feet NAVD88.

Groundwater level contours for October 2015 are presented on Figure 9. Groundwater contours in October show a similar overall trend as in April 2015, although with a general lowering of water levels across the region. Much of the area from the north-central portion of the NCMA to near the southern boundary of the NCMA appears to have had water levels below sea level at this time, with water level elevations along the coast ranging from -0.4 to 6.97 feet NAVD88.

4.2.2 Basin-Wide Historical Hydrographs.

Historical hydrographs since 1995 for select wells in the County well monitoring program are presented on Figure 10. Of the seven wells, two are east of the NCMA in the NMMA. It should be noted that well 05N02 was inaccessible during 2014 to 2015.

The hydrographs for wells 32D03 and 32D11, and wells 31H08 and 31H09 (Figure 10) are paired hydrographs for wells in the vicinity of the municipal well fields. Depending on duration of pumping of the municipal wells, water levels in these wells have historically been below levels in other areas of the basin for prolonged periods of time. The hydrographs show that, historically, groundwater elevations in these wells have generally been above mean sea level. However, an area of lower groundwater elevations ("trough") beneath the active well field appeared during the period of reduced rainfall in 2007 and 2008. As illustrated in Figure 10, the water elevations of

these two paired well sets have again declined to near sea level. The groundwater elevations in these wells, representing the conditions in the vicinity of the NCMA municipal pumping area, are generally below the levels observed in 2007 and 2008, before water quality degradation was observed in the coastal wells.

Prior to 2013, groundwater elevations throughout the area recovered from the 2007-2008 lows and remained at levels similar to 2006 (a wet year). However, the last three years of very low rainfall (2013-2015) resulted in water levels throughout the area declining 10 to 20 feet.

During 2015, all the wells exhibited an overall decline in water level since the beginning of the year. In the east-central to northeastern portion of the NCMA, wells 30K03 and 28K02 reached historic low water levels in October 2015 (for at least the period of record). The water elevation in 30K03 (located in the east-central portion of the NCMA) in October 2015 of 2.77 feet was below the previous record low of 6.15 feet in October 2014. The water elevation in 28K02 (located in the north near the NCMA/NMMA boundary) in October 2015 of 4.77 feet was below the previous record low of 6.15 feet in October 2014. The water level in well 33K03 (located near the NCMA/NMMA boundary) continues to be at or near historic low elevations, reflecting the reduced recharge from the drought as well as potentially reduced subsurface flow from the east.

4.2.3 Sentry Wells.

Regular monitoring of water elevations in clustered sentry wells located along the coast are an essential tool for tracking critical groundwater elevation changes at the coast. Groundwater elevations in these wells are monitored quarterly as part of the sentry well monitoring program. As shown by the hydrographs for the five sentry well clusters (Figure 11), the sentry wells provide a long history of groundwater elevations. The deepest wells in the clusters (wells 24B03, 30F03, and 30N02) are screened at depths closely matching the screened depths of most local pumping wells. Hence, measured water elevations in these deepest wells reflect the net effect of changing groundwater recharge and discharge conditions in the primary production aquifer.

Averaging the groundwater elevations from the three deep sentry wells provides a single, representative index, called the deep well index, for tracking the status and apparent health of the basin. Previous studies have suggested a deep well index value of 7.5 feet NAVD88 as a minimum threshold, below which the basin is at risk for eastward migration of seawater and a subsequent threat of encroaching seawater intrusion. Historical variation of this index is represented by the average deep sentry well elevations on Figure 12.

The deep well index started 2015 above the trigger value, with an index value of 9.10 in January 2015. By April 2015, the index value dropped to 6.07 (1.43 feet below the trigger value). Between April 2015 and October 2015 the deep well index remained significantly below the index trigger value, reaching an index value of 5.08 feet in October. In October 2015, the deep well index began to rise and since mid-December has been above the trigger value (Figure 12).

Key wells (24B03, 30F03, 30N02, 36L01, 36L02, and 32C03) are instrumented with pressure transducers equipped with conductivity probes that periodically record water level, water temperature, and conductivity (Figures 13 through 18; Note that transducer malfunctions in early to mid-2015 resulted in variable conductivity data in some of the wells; all transducers have now been replaced and are working properly). Wells 24B03, 30F03, and 30N02 comprise the wells used to

calculate the deep well index. Well 36L01 and 36L02 are adjacent the coast. Well 32C03 is the eastern-most well and adjacent the boundary between NCMA and NMMA.

- Deep Well Index Wells: Water levels in wells 30N02 and 30F03 generally declined between February and April 2015 and then remained depressed into October when they began to rise. The water elevation in well 24B03 has remained relatively stable throughout 2015 and into January 2016.
- Coastal Wells: The water level in well 36L01 remained above sea level during 2015, and remains stable within a relatively narrow historic range. The water level in well 36L02 illustrates a much greater seasonal fluctuation than is seen in 36L01. The water elevation in 36L02 declined below sea level in late September and remained below sea level into late October when it reached an historic low recorded elevation. Since late October, the water elevation in 36L02 has risen to 9 feet NAVD 88.
- NCMA/NMMA Boundary: Well 32C03, which shows regular seasonal fluctuations, declined below sea level in early September and remained at a low elevation until late October, when the water level began to rise.

4.3 WATER QUALITY

Water is used in several ways in the NCMA, each use requiring a certain minimum water quality. Because contaminants from seawater intrusion or from anthropogenic sources can potentially lower the quality of water in the basin, water quality is monitored at each of the sentry well locations in the NCMA and County Well No. 3 (32C03).

4.3.1 Quarterly Groundwater Monitoring

Quarterly groundwater monitoring events occurred in January, April, July, and October 2015. During each event, depths to groundwater were measured, and wells were sampled utilizing sampling equipment, procedures, and in-field sample preservation protocol pursuant to ASTM International Standard D4448-01. The water quality data from these events and available historical data from these wells are provided in Appendix A. Graphs of historical chloride and TDS concentrations over time are presented on Figures 19 and 20, respectively, to monitor for trends that may aid in the detection of impending seawater intrusion.

The historical water quality data indicate variable (at times significantly variable) water quality from 2009 through 2015 (Appendix A). The *NCMA 2009 Annual Monitoring Report* suggested the observed historic variation in water quality data could be caused by several reasons, such as variable permeability of geologic materials; potential mixing with seawater; ion exchange in clay-rich units; and variability in surface recharge sources such as Arroyo Grande and Meadow creeks (Todd 2010). Improved management of municipal groundwater demand (overall reduction in pumping) since 2009 may have contributed to groundwater quality becoming relatively stable in the past few years.

4.3.2 Analytical Results Summary

Analytical results of key water quality data (chloride, TDS, and sodium) were generally consistent with historical concentrations during 2015. The following sections for chloride, TDS, and sodium give overall trends in these select analytical results.



Chloride. Chloride concentrations in the shallow wells (24B01, 30F01, and 30N01) are below or near historically low concentrations in October 2015.

- Well 24B01 had a significant decrease in chloride concentrations from 1,300 milligrams per liter (mg/L) in April 2015 to 230 mg/L in October 2015. This concentration in October 2015 is approaching the historical low concentrations of 43 to 140 mg/L observed between May 2009 and July 2010.
- In well 30F01, the chloride concentration decline to a historical low of 58 mg/L in October 2015, which is equal to the historical low concentration of 58 mg/L in October 2014.
- In well 30N01, the chloride concentration is 120 mg/L, which is below the previous historical low concentration of 140 mg/L in October 2014.

Total Dissolved Solids. During the third quarter monitoring event in July 2015, several wells exhibited slightly elevated TDS concentrations as follows (Figure 20):

- TDS concentration in well 36L01 (930 mg/L) was the highest recorded since 1976, and
- Concentration well 36L02 (840 mg/L) was higher only during a single event in January 2012.

By the fourth quarter monitoring event in October 2015, TDS concentrations, in general, were observed within historical concentration ranges with notes regarding wells 30N01, MW-Green, 36L01, and 36L02.

- The TDS concentration in well 30N01 in October 2015 is 740 mg/L, which is below the historical low concentration of 790 mg/L in January 2014.
- The TDS concentration in well MW Green of 320 mg/L in October 2015 is approaching the historical low concentration of 290 mg/L in October 2010.
- TDS continues to be slightly elevated in well 36L01, but remains below the highest concentration of 936 mg/L in June 1976.
- The TDS concentration in well 36L02, which had been observed to slightly elevated in July 2015, decreased from 840 mg/L in July 2015 to 800 mg/L in October 2015.

Sodium. In July 2015, sodium concentrations were slightly elevated in the three deep sentry wells (24B03, 30F03, and 30N02). However, by October 2015, sodium concentrations declined in all of the deep sentry wells to within historic ranges.



5.0 WATER SUPPLY AND DEMAND

5.1 WATER SUPPLY

The NCMA water supply consists of three major sources: Lopez Lake, the State Water Project (SWP), and groundwater. Each source of supply has a defined delivery volume which varies from year to year.

5.1.1 Lopez Lake

Lopez Lake and Water Treatment Plant is operated by SLOCFC&WCD Zone 3, provides water to all four agencies in the NCMA, and releases water to Arroyo Grande Creek for habitat conservation and agricultural purposes. The operational safe yield of Lopez Lake is 8,730 acre feet per year (AFY), which reflects the amount of sustainable water supply during a drought of defined severity. Of this yield, 4,530 AFY has been apportioned by agreements to contractors including each of the Northern Cities agencies plus County Service Area (CSA) 12 (in the Avila Beach area). Of the 8,730 AFY safe yield, 4,200 AFY is reserved for downstream releases to maintain flows in Arroyo Grande Creek and provide groundwater recharge. The normal Zone 3 allocations are shown in Table 2.

In December 2014, the SLOCFC&WCD Zone 3 adopted a Low Reservoir Response Plan (LRRP). The purpose of the LRRP is to limit downstream releases and municipal diversions from Lopez Reservoir to preserve water within the reservoir, above the minimum pool, for a minimum of 3 to 4 years under drought conditions.

Table 2. Lopez Lake (SLOCFC&WCD Zone 3 Contractors) 2015 Water Allocation under LRRP 10% Diversion Reduction Strategy (AFY)

Contractor	Normal Water Allocation, (AFY)	LRRP Reduced Diversion, (AFY)
City of Arroyo Grande	2,290	2,061
City of Grover Beach	800	720
City of Pismo Beach	892	802.8
Oceano CSD	303	272.7
CSA 12 (not in NCMA)	245	220.5
Total	4,530	4,077
<i>Downstream Releases</i>	<i>4,200</i>	<i>3,800</i>
<i>Safe Yield of Lopez Lake</i>	<i>8,730</i>	<i>7,877</i>

The reduction strategies for the LRRP are tied to the amount of water in the reservoir. As the amount of water in the reservoir drops below the triggers (20,000; 15,000; 10,000; 5,000; and 4,000 AF), the hydrologic conditions are reviewed and adaptive management utilized to meet the LRRP objectives. The municipal diversions are to be reduced according to the strategies shown in Table 3.



**Table 3. Lopez Lake Municipal Diversion Reduction Strategy
 Low Reservoir Response Plan**

Amount of Water in Storage (AF)	Municipal Diversion Reduction	Municipal Diversion (AFY)
20,000	0%	4,530
15,000	10%	4,077
10,000	20%	3,624
5,000	35%	2,941
4,000	100%	0

The LRRP is automatically enacted if the total volume of water in the reservoir falls below 20,000 AF and the County Board of Supervisors declares an emergency related to Zone 3. The actions, once the LRRP is enacted, include: reductions in entitlement water deliveries; reductions in downstream releases; no new allocations of Surplus Water from unreleased downstream releases; and extension of time that agencies can take delivery of existing unused water, throughout the duration that the Drought Emergency is in effect, subject to evaporation losses if the water is not used in the year originally allocated. Included in the LRRP is an adaptive management provision that allows modification of the terms of the LRRP to match the initially prescribed reductions based on actual hydrologic conditions. The 2015 Zone 3 allocations are provided in Table 2, above.

The downstream releases are to be reduced according to the strategies described in Table 4. The release strategies represent the maximum amount of water that can be released. The SLOCFC&WCD controls the timing of the reduced releases to meet the needs of the agricultural stakeholders and to address environmental requirements.

**Table 4. Lopez Lake Downstream Release Reduction Strategy
 Low Reservoir Response Plan**

Amount of Water in Storage (AF)	Downstream Release Reduction	Downstream Releases (AFY)
20,000	9.5%	3,800
15,000	9.5%	3,800
10,000	75.6%	1,026
5,000	92.9%	300
4,000	100%	0

In the past, when management of releases resulted in a portion of the 4,200 AFY remaining in the reservoir, or the contractors did not use their full entitlement for the year, the water was



offered to the contractors as surplus water. Surplus water deliveries to the NCMA agencies in 2015 equaled 312.25 AF.

Total discharge from Lopez Lake in 2015 was 7,084.17 acre feet (AF), of which 3,161.87 AF was delivered to NCMA contractors, 112.69 AF delivered to CSA 12, and 3,809.61 AF was released downstream to maintain flow in Arroyo Grande Creek (Table 5).

Table 5. 2015 Lopez Lake Deliveries (AF)

Agency	2015 Allocation Usage (AF)	2015 Surplus Usage (AF)	2015 Total Lopez Lake Water Delivery, (AF)
City of Arroyo Grande	1,857.23	294.85	2,152.08
City of Grover Beach	773.19	17.4	790.59
City of Pismo Beach	219.20	0.00	219.20
Oceano CSD	0.00	0.00	0.00
Total NCMA 2015 Usage	2,849.62	312.25	3,161.87
CSA 12 (not in NCMA)	112.69	0.00	112.69
Downstream Releases	3,809.61	--	3,809.61
Total 2015 Lopez Lake Deliveries	6,771.92	312.25	7,084.17

Source: SLOCFC&WCD Zone 3 Monthly Operations Report

As of December 31, 2015, the total volume of water in storage in Lopez Lake was 13,880.6 AF. As of January 1, 2016, the reservoir was operated under the LRRP at a 10% reduction, thus the triggers of the LRRP are in effect going into 2016. As a result, downstream releases and municipal deliveries, at least in early 2016, are subject to the target levels outlined in the LRRP, including:

- Annual downstream releases at a maximum rate of 3,800 AF (actual releases may be less if releases can be reduced while still meeting the needs of the agricultural stakeholders and addressing the environmental requirements)
- No unreleased downstream water will be available as surplus in 2016 (a reduction of 400 AF)
- Municipal entitlements for Lopez Water Year 2015 are reduced by 10% (total 4,077 AF)
- Agencies may carry over any unused entitlement and/or surplus water from previous years.

The status of the reservoir and management actions related to the LRRP will be monitored throughout 2016.

5.1.2 State Water Project

Pismo Beach and Oceano CSD have contracts with SLOCFC&WCD to receive water from the SWP. The SLOCFC&WCD serves as the SWP contractor, providing imported water to local

retailers through the Coastal Branch pipeline. Pismo Beach and Oceano CSD have contractual water delivery allocations (commonly referred to as “Table A” water) of 1,100 AFY and 750 AFY, respectively (see Table 7, page 20). (Pismo Beach contracts for 1,240 AF of SWP, but 100 AF is owned by Pismo Ranch and 40 AF is owned by Brad Wilde). In addition to its Table A allocation, Pismo Beach holds 1,240 AFY of additional allocation with SLOCFC&WCD. The additional allocation held by Pismo Beach (usually referred to as a “drought buffer”) is available to augment Pismo Beach’s SWP water supply when the SWP Annual Allocation (i.e., percent of SWP water available) is less than 100%. In any given year, however, Pismo Beach’s total SWP deliveries cannot exceed 1,240 AF.

The SWP Annual Allocation for contractors for 2015 was set at 20% of Table A contractual allocation amounts. However, because SWP contractors have the opportunity to store or bank a portion of their allocated water in any one year for delivery during the next year, the volume of delivered SWP water may exceed that year’s Table A allocation. Normally, carryover water is water that has been exported during the year from the Delta, but has not been delivered, although storage for carryover water no longer becomes available if it interferes with storage of SWP water for project needs.

For 2016, the allocation of the SWP contractors was initially set at 10% of Table A contractual allocation amounts on December 1, 2015; a series of increases have been announced in the first three months of 2016, with the most recent allocation amount of 45% set on March 17, 2016.

The SWP supply has the potential to be affected by drought as well as environmental issues, particularly involving the Delta smelt in the Sacramento-San Joaquin Delta. However, Oceano CSD and Pismo Beach have not been negatively affected to date by reduced SWP supplies since SLOCFC&WCD allocations to its subcontractors are typically fulfilled, even in dry years. This is due to SLOCFC&WCD’s maintenance of excess, unused SWP entitlement. Therefore, even when SWP supplies are decreased, the SLOCFC&WCD’s excess SWP entitlement provides a buffer so that contracted volumes to water purveyors, like the Oceano CSD and Pismo Beach, may still be provided in full. As a result, during 2015, Oceano CSD took delivery of 571.38 AF of SWP water, and Pismo Beach took delivery of 1,231.73 AF.

5.1.3 Groundwater

Each of the NCMA agencies have the capability to extract groundwater from municipal water supply wells located in the central and northern portion of the NCMA. Groundwater also satisfies applied irrigation and rural domestic demands throughout the NCMA. Groundwater use in the NCMA is governed by the Judgment and the 2002 Settlement Agreement, which establishes that groundwater will continue to be allotted and independently managed by the “Northern Parties” (Northern Cities, NCMA overlying owners, and the SLOCFC&WCD).

A calculated “safe yield” value of 9,500 acre-feet per year (AFY) for the NCMA portion of the SMGB was cited in the 2002 Settlement Agreement (through affirmation of the 2001 Groundwater Management Agreement) among the Northern Cities with allotments for applied irrigation (5,300 AFY), subsurface outflow to the ocean (200 AFY), and urban use (4,000 AFY). The volume of the allotment for urban use was subdivided as follows:

- City of Arroyo Grande: 1,202 AFY
- City of Grover Beach: 1,198 AFY
- City of Pismo Beach: 700 AFY
- Oceano Community Services District: 900 AFY

The basis of the safe yield was established in 1982 by a Technical Advisory Committee, consisting of representatives from Arroyo Grande, Grover Beach, Pismo Beach, Oceano CSD, Avila Beach Community Water District, Port San Luis Harbor District, Farm Bureau, and the County of San Luis Obispo to deal with subdivision of and agreement not to exceed the safe yield of the "Arroyo Grande Groundwater Basin". The basis for the committee's analysis was DWR (1979). The Technical Advisory Committee concluded that DWR (1979) had not adequately accounted for inflow from Lopez Lake, and determined the safe yield to be 9,500 AFY. These findings and the allocation of the safe yield were then incorporated into a voluntary groundwater management plan (1983 "Gentlemen's Agreement") and were further formalized in the 2002 Settlement Agreement and the 2005 Stipulation for the SMGB Adjudication.

According to Todd (2007), the "safe yield" allotment for applied irrigation is significantly higher than the actual applied irrigation demand, and the calculated amount for subsurface outflow is unreasonably low (Todd 2007). Todd (2007) recognized that maintaining sufficient subsurface outflow to the coast and preservation of a westward groundwater gradient is essential to preventing seawater intrusion, and although the minimum subsurface outflow necessary to prevent seawater intrusion is unknown, a regional outflow of 3,000 AFY was estimated as a reasonable approximation. At the same time, since significant expansion of agricultural irrigation and a long-term increase of irrigation demand is unlikely, it appears that the current balance of water use between agriculture and municipal uses has been sustainable for the last 40 years.

The 2001 Groundwater Management Agreement provides that groundwater allotments of each of the urban agencies can be increased when land within the corporate boundaries is converted from agricultural use to urban use, referred to as an agricultural conversion credit. Agricultural conversion credits equal to 121 AFY and 209 AFY were developed in 2011 for the cities of Arroyo Grande and Grover Beach, respectively. These agricultural credits remain unchanged during 2015 (Table 6).

Total groundwater use in the NCMA, including applied irrigation and rural uses, is shown in Table 6 (a description of applied irrigation and rural use estimation is provided in Sections 5.2.1 and 5.2.2, respectively). Total estimated groundwater pumpage in the NCMA in 2015 from the SMGB was 3,979.47 AF.



Table 6. NCMA Groundwater Pumpage from Santa Maria Groundwater Basin, 2015 (AF)

Agency	Groundwater Allotment + Ag Conversion Credit (AF)	2015 Groundwater Use (AF)	Percent Pumped of Groundwater Allotment
City of Arroyo Grande	1,202 + 121 = 1,323	42.51	3.2%
City of Grover Beach	1,198 + 209 = 1,407	474.81	33.7%
City of Pismo Beach	700	284.77	40.7%
Oceano CSD	900	131.88	14.7%
Total Urban Groundwater Allotment / Use	4,000 + 330 = 4,330	933.97	21.6%
Applied Irrigation	5,300 - 330 = 4,970	3,008	--
Rural Water Users	--	37.5	--
Est. subsurface outflow to ocean (2001 Groundwater Management Agreement)	200		
Total NCMA Groundwater Allotment / Use	9,500	3,979.47	41.9%

5.1.4 Developed Water

As defined in the Stipulation, “developed water” is “groundwater derived from human intervention” and includes infiltration from the following sources: “Lopez Lake water, return flow, and recharge resulting from storm water percolation ponds.” Return flow results from deep percolation of water used in irrigation that is in excess of the plant’s requirements and from outdoor uses of Lopez Lake and SWP deliveries, and a minor component of return flows from other supplies pumped from outside the NCMA boundaries (see following Section 5.1.5). These return flows have not been recently estimated, but would be considered part of the groundwater basin yield.

In 2008, the cities of Arroyo Grande, Grover Beach, and Pismo Beach prepared storm water management plans. To control storm-water runoff, and to increase groundwater recharge, each City now requires new development to construct onsite retention or detention ponds. As these new ponds or basins are constructed, the resultant increase in groundwater recharge could result in recognition of substantial augmentation of basin yield and provision of recharge credits to one or more of the Northern Cities agencies (as described in Todd, 2007). Thus a re-evaluation of estimated storm water recharge is warranted as new recharge facilities are installed and as additional information on flow rates, pond size, infiltration rates, and tributary watershed area becomes available. Pursuant to the 2001 Groundwater Management Agreement, recharge credits would be based on a mutually-accepted methodology to evaluate the amount of recharge which would involve quantification of such factors as Lopez Lake and State Water recharge, storm water runoff amounts, determination of effective recharge under various conditions, and methods to document actual recharge to developed aquifers.

5.1.5 Total Water Supply Availability

The baseline (full allocation) water supply available to the Northern Cities agencies is summarized in Table 7. The baseline water supplies include Lopez Lake allocation, SMGB



groundwater allotments, agricultural credits, and 100% delivery of SWP allocations. This baseline water supply does not include Lopez Lake surplus or SWP carryover because these supplies are not always available. The category of “Other Supplies” includes groundwater pumped from outside the NCMA boundaries (outside the SMGB). The baseline supply for the NCMA agencies totals 10,625 AFY (Table 7).

Table 7. Baseline (Full Allotment) Available Urban Water Supplies (AFY)

Urban Area	Lopez Lake	SWP Allocation (at 100%)	Groundwater Allotment	Ag Credit	Other Supplies	Total
Arroyo Grande	2,290	0	1,202	121	160	3,773
Grover Beach	800	0	1,198	209	0	2,207
Pismo Beach	892	1,100	700	0	0	2,692
Oceano CSD	303	750	900	0	0	1,953
Total	4,285	1,850	4,000	330	160	10,625

The available water supply to the NCMA agencies in 2015, including Lopez Lake allocations operating under the LRRP, Lopez Lake surplus water, the 2015 SWP 20% delivery schedule, and the available SWP carryover water is summarized in Table 8.

Table 8. 2015 Available Urban Water Supply, under 2015 Lopez LRRP 10% Municipal Reduction Diversion (AF)

Urban Area	Lopez Lake Allocation	Lopez Lake Surplus	2015 SWP Allocation (at 20% Delivery)	2015 Drought Buffer	2015 SWP Carryover	Ground-water Allotment	Ag Credit	Other Supplies	Total (2015)
Arroyo Grande	2,061	881.2	0	0	0	1,202	121	160	4,425.2
Grover Beach	720	393.6	0	0	0	1,198	209	0	2,520.6
Pismo Beach	802.8	504.9	220	248	999	700	0	0	3,474.7
Oceano CSD	272.7	459.0	150	0	0	900	0	0	1,781.7
Total	3,856.5	2,238.7	370	248	999	4,000	330	160	12,202.2

5.2 WATER DEMAND

Water demand refers to the total amount of water used to satisfy various needs. In the NCMA, water demand predominantly serves urban demand and applied irrigation demand, as well as a relatively small component of rural domestic demand, which includes small community water systems, domestic, and recreational and agriculture-related businesses.

5.2.1 Applied Irrigation Demand

For 2015, the estimated irrigation demand in the NCMA area was 3,008 AF. The Applied Irrigation Demand is an in-direct measurement that is estimated based on land-use, soil, climate, and farm management conditions within the NCMA. In previous reports the applied irrigation demand was calculated using ET data published by the Irrigation and Training Research Center (ITRC) at California Polytechnic State University in San Luis Obispo, California. The ITRC ET data is based on general climate zones and hydrologic year type. The ITRC ET values were previously multiplied by the known crop acreages and adjusted based on irrigation efficiencies to estimate the applied water. While the previous method provided a good estimate for applied water, it did not account for specific climate conditions for the given year (precipitation and ET), soil properties in the area, and the resulting spatial variation in ET.

For this 2015 Annual Report, the applied irrigation demand estimations were refined over previous reports by using the Integrated Water Flow Model Demand Calculator (IDC). The IDC is a stand-alone program that simulates land surface and root zone flow processes, and, importantly for this report, the agricultural water demands. IDC applies user specified soil, weather, and land-use data to estimate and track the soil water balances, specifically available water for the crops within the root zone and simulates irrigation events based crop requirements and cultural practices. The data used in the IDC program for NCMA are described below along with their respective sources.

Data Used in Integrated Water Flow Model Demand Calculator:

1. **Land-use.** In recent years, the San Luis Obispo County Agricultural Commissioner's Office (ACO) has compiled an estimate of irrigated acres, compatible for use in GIS. A view displaying the irrigated agriculture lands within NCMA for 2015 is presented as Figure 21. The 2015 survey indicates a total of 1,472 acres in NCMA of irrigated agriculture consisting predominantly of rotational crops. Table 9 lists the crop types and acreages found in NCMA that were used in the IDC program.
2. **Climate Data.** 2015 data from the San Luis Obispo County rain gage in Oceano and the CIMIS Nipomo Station (202) were used for precipitation and reference ET values, respectively.
3. **ET Values by Crop Type.** The California Department of Water Resources Consumptive Use Program (CUP) was used in order to estimate ET values based on specific annual climate data and crop type. The CUP used monthly climate data from the nearby CIMIS station (202, Nipomo) and crop coefficients to calculate ET values for the irrigated crops. However, because the NCMA is on the coast and is influenced by the "marine layer" and, as shown on Figure 4 the Nipomo CIMIS station is located further inland than the easternmost boundary of NCMA, it is likely that the weather data collected does not fully account for the cooling effect of the marine layer (and reduced ET values). ET values in the



marine layer can be as much as 25% lower than those in the same regional area just outside of the marine layer influence. The distance the marine layer extends inland can vary from less than ½ mile to as much 4 to 5 miles. The NCMA boundary extends between 2 and 5 miles inland. Recognizing that not all the crops would be impacted by the marine layer, but also accounting for the cooling influence over some of the area, ET values calculated based on the Nipomo CIMIS data were adjusted lower by 12%. See Table 9 for final ET values.

4. **Soil Data.** The Natural Resources Conservation Service Soil Survey Geographic Database was used to collect soil parameters in the NCMA for use in the IDC. The soil properties used include: saturated hydraulic conductivity, porosity, and the runoff curve number. The field capacity and wilting points were developed based on the described soil textures (i.e. sand, loam, sandy clay, etc.). The soil properties are important for estimating water storage, deep percolation, and run-off, all of which lead to a refined estimation of applied water.

Table 9. 2015 NCMA Crop Acreages and Evapotranspiration

Crop Type	Acreage	2015 Potential ET ¹ (AF per acre)
Rotational Crops	1,339	2.0 ²
Strawberry	110	1.2
Nursery Plants	11	1.7
Potatoes	12	0.8

1. See Bullet 3 in “Data Used in IDC” section above.
2. Rotational crops ET based on a 2 to 3 crop rotation.

Once the data were collected, the information was applied to a finite element grid within the IDC framework to simulate the root zone moisture for 2015 in the NCMA agricultural areas. The IDC monitors the moisture content within the root zone and applies an irrigation event when the moisture is below a user defined percentage of the total available water (defined as the difference between the field capacity and the wilting point). For this application, the minimum moisture content was set to trigger an irrigation event when the moisture was one-half the total available water.

The resulting Applied Water Demand for 2015 was estimated to be 3,008 AF. The effective precipitation (i.e., rainwater used by the crop) was 373 AF. Figure 22 illustrates the estimated applied agricultural water within the NCMA as calculated by the IDC. Figure 22 displays the four identified crop types and their estimated monthly applied water. The rotational crops clearly create the highest demand for water as they cover the greatest area (see Figure 21), and have the largest potential ET (Table 9).

5.2.2 Rural Demand

In the NCMA, rural water demand refers to uses not designated as urban demand or applied irrigation demand and includes small community water systems, individual domestic water systems, recreational uses, and agriculture-related business systems. Small community water systems using groundwater in the NCMA were identified initially through a review of a list of water purveyors



compiled in the 2007 San Luis Obispo County Integrated Regional Water Management Plan (IRWMP). These include the Halcyon Water System, Ken Mar Gardens, and Pacific Dunes RV Resort. The Halcyon Water System serves 35 homes in the community of Halcyon, while Ken Mar Gardens provides water supply to 48 mobile homes on South Halcyon Road. The Pacific Dunes RV Resort, with 215 RV sites, provides water supply to a largely transitory population as well as a nearby riding stable. In addition, about 25 homes and businesses have been identified as served by private wells through inspection of aerial photographs of rural areas within NCMA. Two mobile home communities, Grande Mobile and Halcyon Estates, are served by Oceano CSD through the distribution system of Arroyo Grande; thus the demand summary of Oceano CSD includes these two communities. Based on prior reports, it is assumed that the number of private wells is negligible within the service areas of the four Northern Cities. The estimated rural water demand is provided in Table 10.

Table 10. Estimated Rural Water Demand

Groundwater User	No. of Units	Estimated Water Demand, AFY per Unit	Estimated Water Demand, AFY	Notes
Halcyon Water System	35	0.40	14	1
Ken Mar Gardens	48	0.25	7.5	2
Pacific Dunes RV Resort	215	0.03	6	3
Rural Users	25	0.40	10	1
Current Estimated Rural Use			37.5	

1 - Water demand/unit based on 2000 and 2005 Grover Beach water use per connection, 2005 UWMP.

2 - Demand based on metered water usage.

3 - Water demand/unit assumes 50 percent annual occupancy and 0.06 AFY per occupied site.

5.2.3 Urban Demand

Urban water demands are presented in Table 11 for each of the Northern Cities from 2005 through 2015. These demand values reflect Lopez Lake deliveries, SWP deliveries, and groundwater production data, and represent all water used within the service areas of the four agencies comprising Northern Cities, including the portions of Arroyo Grande and Pismo Beach that extend outside the NCMA and system losses (see Figure 2). Urban demand declined steadily from a high in 2007 until 2011, increased slightly each year for the three years from 2011 through 2013 reaching 7,939 AF, but then declined dramatically in 2014 to 6,855.37 AF. The dramatic decline in urban demand in 2014 continued into 2015 to 5,942.95 AF.



Table 11. Urban Water Demand (Groundwater and Surface Water, AF)

Year	Arroyo Grande	Grover Beach	Pismo Beach	Oceano CSD	Total Urban
2005	3,460	2,082	2,142	931	8,615
2006	3,425	2,025	2,121	882	8,453
2007	3,690	2,087	2,261	944	8,982
2008	3,579	2,051	2,208	933	8,771
2009	3,315	1,941	2,039	885	8,180
2010	2,956	1,787	1,944	855	7,542
2011	2,922	1,787	1,912	852	7,473
2012	3,022	1,757	2,029	838	7,646
2013	3,111	1,792	2,148	888	7,939
2014	2,752.12	1,347.19	1,949.24	806.82	6,855.37
2015	2,238.59	1,265.40	1,735.70	703.26	5,942.95

5.2.4 2015 Groundwater Pumpage

Total SMGB groundwater use in the NCMA, including urban demand, applied irrigation, and rural demand, is shown in Table 12 (replication of Table 6). Total estimated SMGB groundwater pumpage in the NCMA in 2015 was 3,979.47 AF, which represents the lowest volume of groundwater production from the NCMA portion of the basin in at least the past 17 years.

Table 12. NCMA Groundwater Pumpage from Santa Maria Groundwater Basin, 2015 (AF)

Agency	Groundwater Allotment + Ag Conversion Credit (AF)	2015 Groundwater Use (AF)	Percent Pumped of Groundwater Allotment
City of Arroyo Grande	1,202 + 121 = 1,323	42.51	3.2%
City of Grover Beach	1,198 + 209 = 1,407	474.81	33.7%
City of Pismo Beach	700	284.77	40.7%
Oceano CSD	900	131.88	14.7%
Total Urban Groundwater Allotment / Use	4,000 + 330 = 4,330	933.97	21.6%
Applied Irrigation	5,300 – 330 = 4,970	3,008	--
Rural Water Users	--	37.5	--
Est. subsurface outflow to ocean (2001 Groundwater Management Agreement)	200	--	--
Total NCMA Groundwater Allotment / Use	9,500	3,979.47	41.9%



The estimated groundwater pumpage of 3,979.47 in 2015 represents about 41.9% of the calculated yield of 9,500 AFY for the NCMA portion of the Santa Maria Basin. However, even with the relatively low volume of pumping, water elevations throughout the area declined by several feet as of October 2015, with some areas exhibiting October 2015 water elevations below sea level. With an estimated safe yield of 9,500 AFY, the difference between the safe yield and groundwater pumping would normally represent increased groundwater in storage as well as outflow to the ocean, an unknown but major portion of which is needed to inhibit seawater intrusion.

A graphical depiction of water use by supply source for each NCMA agency since 1999 is presented as Figure 23. The graphs depict changes in water supply availability and use over time, including the increased use of SWP water during the early years of the period when SWP Table A deliveries were greater. During 2015, Pismo Beach and Oceano CSD greatly supplemented their municipal water demand by maximizing their available SWP water supply, while reducing their groundwater pumping and reducing Lopez Lake water (Oceano CSD utilized no Lopez Lake water in 2015). Grover Beach and Arroyo Grande utilized a similar water supply strategy in 2015 as in 2014, with Arroyo Grande pumping 3.2% of its calculated groundwater allotment.

As shown in Figure 24, groundwater pumpage reached a peak in 2007, and then declined in 2008, 2009, and 2010. From 2010 through 2013, pumpage increased slightly every year, but even so, overall groundwater use remained significantly lower than historic annual pumpage rates. In 2015, urban groundwater use declined to 933.97 AF, which is 21.6% of the 4,330 AF of combined urban groundwater allotment and agricultural conversion credit.

5.2.5 Changes in Water Demand

The historical water demands for urban uses, applied irrigation, and rural uses is shown in Table 13.

Table 13. Total Water Demand (Groundwater and Surface Water, AF)

Year	Arroyo Grande	Grover Beach	Pismo Beach	Oceano CSD	Total Urban	Applied Irrigation	Rural Water	Total Demand
2005	3,460	2,082	2,142	931	8,615	2,056	36	10,707
2006	3,425	2,025	2,121	882	8,453	2,056	36	10,545
2007	3,690	2,087	2,261	944	8,982	2,742	36	11,760
2008	3,579	2,051	2,208	933	8,771	2,742	36	11,549
2009	3,315	1,941	2,039	885	8,180	2,742	36	10,958
2010	2,956	1,787	1,944	855	7,542	2,056	38	9,636
2011	2,922	1,787	1,912	852	7,473	2,742	38	10,253
2012	3,022	1,757	2,029	838	7,646	2,742	41	10,429
2013	3,111	1,792	2,148	888	7,939	2,742	42	10,722
2014	2,752.12	1,347.19	1,949.24	806.82	6,855.37	2,955.4	38.4	9,849.17
2015	2,238.59	1,265.40	1,735.70	703.26	5,942.95	3,008	37.5	8,988.45

In general, urban water demand has ranged from 5,942.95 AF (current year 2015) to 8,982 AF (2007; Table 13). Demand since 2007 shows an overall decline each year with a slight increase



in 2012 and 2013; this overall decline in demand may be attributed to the relatively slower economy and, particularly in recent years, conservation activities implemented by the Northern Cities.

In the applied irrigation category, agricultural acreage has remained fairly constant. Thus, annual water demand for applied irrigation varies mostly with weather conditions. Acknowledging the variability due to weather conditions (see Table 13), applied irrigation water demand is not expected to change significantly given the relative stability of applied irrigation acreage and cropping patterns in the NCMA south of Arroyo Grande Creek. Changes in rural demand have not been significant.



6.0 COMPARISON OF WATER SUPPLY V. WATER DEMAND

The Baseline Available Urban Water Supplies for each of the Northern Cities is 10,625 AFY (assuming 100% delivery of SWP allocation and also assuming no Lopez Lake surplus water or SWP carryover; refer to Table 7). In 2015, because of the availability of Lopez Lake surplus water and SWP carryover water and despite a limited SWP delivery, the total available urban water supply was 12,202.2 AF (Table 8).

As described in the 2001 Groundwater Management Agreement and affirmed in the 2002 Settlement Agreement, the calculated historical “safe yield” from the NCMA portion of the groundwater basin is 9,500 AFY. Because all of the applied irrigation water demand is supplied by groundwater, the total available applied irrigation supply is a portion of the estimated safe yield; this portion was allocated as 5,300 AFY for agricultural and rural use. The agricultural conversion of 330 AFY reduces this allocation to 4,970 AFY. Of the estimated safe yield of 9,500 AFY, other than what is allocated for applied irrigation and rural use, the remaining 4,330 AFY is allocated for urban water use (4,330 AFY, including 4,000 AFY groundwater allocation plus 330 AFY in agricultural conversion credit) and an estimated 200 AFY for subsurface outflow to the ocean.

In 2015, the total estimated NCMA water demand was 8,988.45 AF (Table 13). The 2015 water demand, by source, of each city and agency is shown in Table 14.

Table 14. 2015 Water Demand by Source (AF)

Urban Area	Lopez Lake	State Water Project	SMGB Groundwater	Other Supplies	Total
Arroyo Grande	2,152.08	0.00	42.51	44.0	2,238.59
Grover Beach	790.59	0.00	474.81	0.0	1,265.40
Pismo Beach	219.20	1,231.73	284.77	0.0	1,735.70
Oceano CSD	0.00	571.38	131.88	0.0	703.26
Urban Water Use Total	3,161.87	1,803.11	933.97	44.0	5,942.95
Applied Irrigation	0.0	0.0	3,008	0.0	2,685
Rural Water Users	0.0	0.0	37.5	0.0	37.5
Total	3,161.87	1,803.11	3,979.47	44.0	8,988.45

Urban water demand in 2015 to the NCMA was supplied from 3,161.87 AF of Lopez Lake water, 1,803.11 AF of State Water Project water, and 933.97 AF of groundwater. The 44.0 AF of “Other Supplies” delivered to Arroyo Grande consists of groundwater pumped from the Pismo Formation, which is located outside of the shared groundwater basin.

Based on the calculated yield of the NCMA portion of the basin, the baseline (full allocation) total available supply for all uses is 15,595 AFY, which is the sum of 10,625 AFY for urban plus the allocation for applied irrigation and rural area of 4,970 AFY. In 2015, factoring in the SWP delivery



schedule and availability of SWP carryover water and Lopez surplus, the total available supply for all uses (in 2015) was 12,202.2 AF, compared to actual 2015 NCMA water demand of 8,988.45 AF. It must be noted, however, that this comparative review of available 2015 supply versus demand must be viewed with caution because of the potential threats to the groundwater supply (see Section 7.1, below). As described earlier, the NCMA agencies pumped only 41.9% of their “available” groundwater allotment, yet the basin experienced declining water levels and the development of groundwater depressions with water elevations below sea level. It is clear that the NCMA agencies could not have used their entire groundwater allotment this past year without significantly lowering water elevations below current conditions and potentially seriously exacerbating the threat of sea water intrusion.

7.0 THREATS TO WATER SUPPLY

Because the NCMA agencies depend on both local and imported water supplies, changes in either state-wide or local conditions can threaten the NCMA water supply. Water supply imported from other areas of the state may be threatened by State-wide drought, effects of climate change in the SWP source area, management and environmental protection issues in the Sacramento-San Joaquin Delta that affect the amount and reliability of SWP deliveries and risk of seismic damage to the SWP delivery system. Local threats to NCMA water supply similarly include extended drought and climate change that may affect the yield from Lopez Lake as well as reduced recharge to the NCMA. In addition, the NCMA is not hydrologically isolated from the NMMA and the rest of the Santa Maria Groundwater Basin, and water supply threats in the NMMA are a potential threat to the water supply sustainability of the NCMA.

There is a potential impact from seawater intrusion if the groundwater system as a whole, including the entire Santa Maria Basin, is not adequately monitored and managed. In particular, the management of the basin may need to account for sea level rise and the relative change in groundwater gradient along the shore line.

7.1 THREATS TO LOCAL GROUNDWATER SUPPLY

7.1.1 Declining Water Levels

Water levels continue to exhibit an overall declining trend in the NCMA. Two important factors to maintaining water levels are managing inflow and outflow.

- **Inflow:** An important inflow component to the NCMA area is subsurface inflow into the aquifers that supply water wells serving the NCMA. Historically, subsurface inflow to the NCMA from the NMMA along the southeast boundary of the NCMA is an important component of groundwater recharge in the form of subsurface inflow from the NMMA. This inflow may be reduced from historical levels, as recognized in 2008-2009, to “something approaching no subsurface flow” due to lower groundwater levels in the NMMA (*NMMA 2nd Annual Report CY 2009*, page 43). It appears that this condition continues to worsen, as described in NMMA Annual Reports for Calendar Years 2010, 2011, 2012, 2013, and 2014.
- **Outflow:** A major outflow component is groundwater pumpage. Total groundwater pumping in the NCMA (urban, agriculture, and rural domestic) was 3,979.47 AF in 2015, which is 41.9% of the calculated 9,500 AFY safe yield of the NCMA portion of the basin. However, even with the reduced pumping, water elevations throughout the area declined by several feet, with some areas finishing the year with water elevations below sea level. Typically, when pumping is less than the safe yield, the remaining volume of groundwater results in increased groundwater in storage, which is then manifested by rising water levels.

The current condition, with groundwater pumping at 41.9% of the safe yield and declining water elevations, illustrates the impacts of the ongoing severe drought that has significantly reduced recharge. But it likely also illustrates the impacts of reduced subsurface inflow recharge from the east (Nipomo Mesa). This condition of declining water levels in the NCMA, even though total pumping is currently 41.9% of the basin safe yield, will likely be exacerbated if the NCMA agencies

are required to increase groundwater withdrawals due to reduction in local surface water supplies or State Water project deliveries.

7.1.2 Seawater Intrusion

The NCMA is underlain by an accumulation of alluvial materials that slope gently offshore and extend for many miles under the ocean (DWR 1970, 1975). Coarser materials within the alluvial materials comprise aquifer zones that receive freshwater recharge in areas above sea level. If sufficient outflow from the aquifer occurs, the dynamic interface between seawater and fresh water will be prevented from moving onshore. Sufficient differential pressure to maintain a net outflow is indicated by onshore groundwater elevations that are above mean sea level and establish a seaward gradient to maintain that outflow.

The 2008 Annual Report documented that a portion of the NCMA groundwater basin exhibited water surface elevations below sea level (*NCMA 2008 Annual Monitoring Report*). Hydrographs for NCMA sentry wells (Figures 11 and 12) show coastal groundwater elevations that were at relatively low levels for as long as two years. Such sustained low levels had not occurred previously in the historical record and reflected the impact of drought on groundwater levels. The low coastal groundwater levels indicated a potential for seawater intrusion.

Elevated concentrations of TDS, chloride, and sodium were observed in wells 30N03 and 30N02 beginning in May 2009, indicating potential seawater intrusion (Figure 25). Concentrations declined to historical levels in well 30N03 by July 2010, and declined in well 30N02 (one of the sentry wells comprising the Deep Well Index) to historical levels by October 2009. Comparing well 30N02 to the other deep index wells, the other deep index wells showed no elevated concentrations during the same time period. However, comparing well 30N02 to wells with similar screen elevations (Figure 7), wells 36L01 (approximately 11,950 feet south of well 30N02) and MW-Blue (approximately 3,300 feet east-southeast of well 30N02) suggested that seawater intrusion progressed eastward as far as MW-Blue, but not as far south as well 36L01 (Figure 26). While the TDS and chloride concentrations were elevated from August 2009 to July 2011 in well MW-Blue, the sodium concentrations remained within historical levels. During the same time period, TDS, chloride, and sodium concentrations remained within historical levels in well 36L01. The well cluster at 32S/13E 30N may be relatively prone to seawater intrusion because of their location near Arroyo Grande Creek and the more permeable sediments deposited by the ancestral creek (NCMA 2009 Annual Monitoring Report) as well as the lower groundwater elevations typical to the east (Figures 10 and 11).

During 2015, there were no indications of seawater intrusion. There were slightly elevated concentrations of TDS, sodium, and chloride in July 2015, but concentrations generally had declined by October 2015 to normal range.

7.1.3 Measures to Avoid Seawater Intrusion

In recognition of the risk of seawater intrusion, the Northern Cities have developed and implemented a water quality monitoring program for the sentry wells and Oceano CSD observation wells. The Northern Cities, SLOFC&WCD, and the State of California have also worked cooperatively toward the protection of the sentry wells as long-term monitoring sites. Several measures are employed by the Northern Cities to reduce the potential for seawater intrusion. Specifically, the Northern Cities have voluntarily reduced coastal groundwater pumping, decreased

overall water use via conservation, and initiated plans, studies, and institutional arrangements to secure additional surface water supplies. As a result, each of the four major municipal water users reduced groundwater use between 25 and 90% from 2007 to 2010. In 2015, municipal groundwater use was 933.97 AF, which constitutes 21.6% of the urban user's groundwater allotment (including agricultural conversion credits) of the basin safe yield (Table 6).

Reduced groundwater recharge, whether it is from drought or reduction of subsurface inflow from the north and east, reduces subsurface outflow to the ocean and increases potential threat of seawater intrusion.

7.2 THREATS TO STATE WATER PROJECT SUPPLY

Both extended drought and long-term reduction in snowpack due to climate change can affect deliveries from the SWP. Despite the predictions of a strong El Nino hydrologic year in 2016, the current rainfall patterns in the Central Coast of California do not appear to be the "drought-buster" that would pull California from the impacts of the recent four-year severe drought. However, rainfall in March in the SWP source area have increased water in the state's two largest reservoirs, Lake Shasta and Lake Oroville, to 88% and 86% capacity, respectively, as of March 30, 2016. As a result, DWR announced on March 17, 2016, that deliveries for 2016 will be 45% of requests for deliveries, which is the largest allocation of water since 2012. The last 100% allocation – difficult to achieve even in wet years largely because of Delta pumping restrictions to protect threatened and endangered fish species – was in 2006.

7.3 THREATS TO LOPEZ LAKE WATER SUPPLY

Extended drought conditions in recent years have contributed to record low water levels in Lopez Lake and impacts of climate change may affect future precipitation amounts in the Lopez Creek watershed. As discussed in Section 5.1.1, the Zone 3 agencies developed and implemented the LRRP in response to reduced water in storage in the lake. The LRRP is intended to reduce municipal diversions and downstream releases as water levels drop in order to preserve water within the reservoir for an extended drought. However, if drought conditions continue, even with reduced diversions and releases, water from Lopez Lake may be unavailable, or at least significantly reduced, to the Zone 3 agencies. Without access to water from Lopez Lake, the NCMA agencies and local agriculture stakeholders may be forced to rely more heavily on their groundwater supplies and increase pumping during extended drought conditions, which could result in lowering water levels in the aquifer and an increased threat from seawater intrusion. Moreover, a reduction in downstream releases from the reservoir, as mandated by the LRRP, will likely lead to reduced recharge to the NCMA portion of the SMGB and further contribute to declining groundwater levels.

8.0 MANAGEMENT ACTIVITIES

The NCMA and overlying private well users have actively managed surface water and groundwater resources in the Northern Cities area for more than 30 years. Management objectives and responsibilities were first established in the 1983 Gentlemen's Agreement, recognized in the 2001 Groundwater Management Agreement, and affirmed in the 2002 Settlement Agreement. The responsibility and authority of the Northern Parties for NCMA groundwater management was formally established through the 2002 Settlement Agreement, 2005 Stipulation, and 2008 Judgment After Trial. Throughout the long history of collaborative management, which was formalized through the Agreement, Stipulation, and Judgment, the overall management goal for the Northern Cities is to preserve the long-term integrity of water supplies in the NCMA portion of the Santa Maria Groundwater Basin (SMGB).

8.1 MANAGEMENT OBJECTIVES

Eight basic Water Management Objectives have been established for ongoing NCMA groundwater management:

1. Share Groundwater Resources and Manage Pumping
2. Enhance Management of NCMA Groundwater
3. Monitor Supply and Demand and Share Information
4. Manage Groundwater Levels and Prevent Seawater Intrusion
5. Protect Groundwater Quality
6. Manage Cooperatively
7. Encourage Water Conservation
8. Evaluate Alternative Sources of Supply.

Each of these objectives is discussed in the following sections. Under each objective, the NCMA Technical Group has identified a number of strategies to meet the objectives. These strategies are listed and then discussed under each of the eight objectives listed below. Other potential objectives are outlined in the final section.

A major management undertaking of the NCMA TG in 2014 was the development of a Strategic Plan (WSC, 2014) to provide the NCMA with:

1. A Mission Statement to guide future initiatives
2. A framework for communicating water resource goals, and
3. A formalized Work Plan for the next 10 years.

Through the strategic planning process, the TG identified several key Strategic Objectives to guide their efforts. These efforts include:

- A. Enhance Water Supply Reliability
 - Prepare the Northern Cities for prolonged drought conditions

- Develop coordinated response plan for seawater intrusion and other supply emergencies
 - Analyze impacts of pumping on the groundwater basin
 - Better protect against threats to groundwater sustainability
- B. Improve Water Resource Management
- Update the 2001 Groundwater Management Agreement
 - Develop more formalized structure/governance for the NCMA TG
- C. Increase Effective Outreach
- Engage agriculture stakeholders
 - Improve coordination with San Luis Obispo County Flood Control and Water Conservation District (SLOCFC&WCD) and other regional efforts
 - Increase communication with various City Councils and Boards of Directors

The Strategic Plan formalized many of the water resource management projects, programs, and planning efforts that the Northern Cities, both individually and jointly, have been engaged in that address water supply and demand issues, particularly with respect to efforts to assure a long-term sustainable supply. The following section discusses the major management activities that the NCMA agencies have pursued during 2015 that incorporate the planning objectives outlined in the 2014 Strategic Plan.

In January the NCMA members adopted a Water Supply, Production and Delivery Plan (WSPDP) that applies the strategic objectives to the various supplies available to the area. The NCMA area receives supplies from Lopez Lake, the State Water Project and the underlying groundwater basin.

The purpose of the FY 2014/15 Water Supply, Production and Delivery Plan is to provide the NCMA agencies with a delivery plan that optimizes use of existing infrastructure and minimizes groundwater pumping from the SMGB. The plan includes the development of a water supply and delivery modeling tool for the NCMA agencies, evaluation of three delivery scenarios, and development of recommendations for water delivery for FY 2014/15.

The WSPDP made a number of recommendations that were implemented or subject to further study. These recommendations are summarized in subsequent sections, and include:

- *Continue ongoing water conservation efforts to limit demand and make additional supply available for potentially future dry years.*
- *Immediately implement the strategies identified in Scenario 1 Baseline Delivery to minimize SMGB groundwater pumping in the near term.*
- *Develop an implementation plan to install the necessary appurtenances to allow the Arroyo Grande/Grover Beach Intertie to be utilized to deliver additional Lopez water to Grover Beach. Based on the results of the Arroyo Grande/Grover Beach Intertie Evaluation, construction of the 8" intertie appears to be the most cost effective.*
- *Perform additional analysis of a potential Grover Beach Pump Station to evaluate temporary and permanent pump station alternative.*

These recommendations reinforce the ongoing management efforts by the NCMA and provide potential projects to improve water supply reliability and protect water quality in the face of the ongoing drought. Ongoing work to implement the recommendations includes evaluation of additional delivery facilities to add operational flexibility to assure optimum use of all supplies.

Implementing the WSPDP has allowed the NCMA to minimize the use of groundwater thereby protecting against seawater intrusion while meeting the needs of their customers and other water users in the basin.

Additionally, in late 2015 and early 2016 the NCMA agencies, in conjunction with the other Zone 3 agencies and the SLOCFC&WCD, began an initiative to evaluate potential extended drought emergency options. This initiative included identification, evaluation and ranking of potential options, shown below, available to Zone 3 to improve the reliability of their water supplies, should the drought continue. This evaluation of options was completed by the Zone 3 Technical Advisory Committee and presented to the Zone 3 Advisory Committee and the San Luis Obispo County Board of Supervisors (BOS). As a result of these efforts, the Zone 3 agencies and the County have pledged to work collaboratively together to continue to evaluate and implement emergency water supply reliability options as required in a continued drought.

Zone 3 Extended Drought Emergency Options:

- **Cloud Seeding** – Investigate opportunities to utilize cloud seeding to enhance rainfall within the Lopez Watershed. This could involve a cooperative agreement with Santa Barbara County.
- **State Water Project** - Maximize importation of SLOCFC&WCD SWP supplies, including subcontractor and “Excess Entitlement” supplies.
 - Evaluate delivery of SWP water to non-SWP subcontractors under emergency provisions (e.g. Arroyo Grande, Grover Beach, etc.).
- **Unsubscribed Nacimiento Water Project (NWP) Water** - Investigate transfer/exchange opportunities to obtain unsubscribed NWP water for the Zone 3 agencies (i.e. exchange agreements with the City of San Luis Obispo and the Chorro Valley pipeline SWP subcontractors).
- **Water Market Purchases** - Investigate opportunities to obtain additional imported water and deliver it to the Zone 3 agencies through the SWP infrastructure (e.g. exchange agreements with San Joaquin/Sacramento Valley farmers, water broker consultation, groundwater banking exchange agreements, etc.).
- **Morro Bay Desalination Plant Exchanges** – Investigate opportunities to obtain SWP water from Morro Bay by providing incentives for Morro Bay to fully utilize its desalination plant capacity.
- **Land Fallowing** – Evaluate potential agreements with local agriculture representatives to offer financial incentives to fallow land within the Arroyo Grande and Cienega Valleys and make that water available for municipal use.
- **Lopez Reservoir Minimum Pool** - Investigate feasibility of extracting water from Lopez Reservoir below the 4,000 AF minimum pool level.
- **Enhanced Conservation** – Evaluate opportunities for enhanced water conservation by the Zone 3 agencies beyond the Governor’s Mandatory Water Conservation Order

(e.g. water rationing, no outdoor watering, agriculture water restrictions, etc.) to preserve additional water.

- **Diablo Power Plant Desalination** – Utilize excess capacity from the Diablo Power Plant's Desalination Facility to supply water to the Zone 3 agencies through a connection to the Lopez Pipeline. Estimates of the amount of unused capacity are approximately 900 AFY.
- **Nacimiento/California Men's Colony Intertie** – Complete design of pipeline that would connect the NWP Pipeline to the California Men's Colony (CMC) Water Treatment Plant. Investigate opportunities for Zone 3 agencies to purchase NWP water and utilize exchange agreements and existing infrastructure to deliver additional water to Zone 3 through the Coastal Branch pipeline.
- **Emergency Indirect Potable Reuse Groundwater Recharge** – Investigate opportunities to develop an Indirect Potable Reuse (IPR) Groundwater Recharge System, under emergency permits, to provide a supplemental supply for the Zone 3 Agencies.
- **Emergency Seawater/Brackish Water Desalination Facility** – Investigate opportunities to develop a desalination facility, under emergency permits, to provide a supplemental supply for the Zone 3 Agencies.
- **Price Canyon Produced Water Recovery** – Investigate opportunities to recover and utilize produced water from ongoing oil operations in Price Canyon.
- **Upper Lopez Wells** – Investigate potential water storage in aquifers upstream of Lopez Reservoir and evaluate opportunities to obtain this water supply.

8.1.1 Share Groundwater Resources and Manage Pumping

Strategies:

- Continued reduction of groundwater pumping, maintain below safe yield.
- Coordinated delivery of Lopez Lake water to the maximum amount available, pursuant to the Lopez Lake Low Reservoir Response Plan.
- Continue to import State Water Project supplies to Oceano CSD and Pismo Beach.
- Maintain surface water delivery infrastructure to maximize capacity.

Discussion:

A longstanding objective of water users in the NCMA has been to cooperatively share and manage groundwater resources. In 1983 the Northern Parties (including water users in the NCMA area) mutually agreed on an initial safe yield estimate and an allotment of pumping between the urban users and applied irrigation users of 57 percent and 43 percent, respectively. In this agreement the Northern Cities also established pumping allotments among themselves. Subsequently, the 2001 Groundwater Management Agreement included provisions to account for changes such as agricultural land conversions. The agreements provide that any change in the accepted safe yield based on ongoing assessments would be shared on a pro rata basis. Pursuant to the stipulation, the Northern Cities conducted a water balance study to update the safe yield estimate (Todd 2007). As a result, the parties agreed to maintain the existing pumping allotment

among the urban users and established a consistent methodology to address agricultural land use conversion.

In addition to cooperatively sharing and managing groundwater resources, the Northern Cities have coordinated delivery of water from Lopez Lake. At the same time, the City of Pismo Beach and Oceano CSD have continued to import SWP water. Both actions maximize use of available surface water supplies. The WSPDP now provides a framework for the Northern Cities, as a whole, to actively and effectively manage the groundwater resource, particularly in years of below normal rainfall and below “normal” SWP delivery schedules. The WSPDP outlined a strategy to provide sufficient supplies to NCMA water users despite the threat of reduced SWP delivery. Specifically, in 2015, municipal groundwater pumpage at 933.97 AF was less than any year during the 16-year period from 1999 through 2014.

Many aspects of the NCMA’s water management strategy that shifted direction in 2014 as a result of the severity of the ongoing drought continued through 2015. Adoption of the LRRP by SLOCFC&WCD resulted in the implementation of at least the first stage of LRRP reduction triggers, which protect the reservoir from running dry in any single year while providing flows for habitat protection in Arroyo Grande Creek. In addition, the NCMA agencies have increased conservation efforts even more than in previous years, in order to adequately and safely manage the water resource (additional discussion in Section 8.1.7).

The water balance study (Todd 2007) highlighted the threat of seawater intrusion as the most important potential adverse impact to consider in managing the basin. Seawater intrusion, a concern since the 1960s, would degrade the quality of water in the aquifer and potentially render portions of the basin unsuitable for groundwater production (DWR 1970). A deep sentry well index of 7.5 feet (NAVD 88) has been recognized as the index, above which it is thought that there is sufficient fresh water (groundwater) outflow to prevent seawater intrusion. From late 2009 to April 2013, the Northern Cities management of groundwater levels and groundwater pumpage maintained the sentry well index above the 7.5-foot level. However, for several weeks in April and May, and then again from early July through mid-December 2013, and then again from mid-April 2014 through mid-December 2014, the index value dropped below the target. In 2015 the index value was above the deep well index trigger from January through February, however the index remained below the target level from March through December 2015, generally between 4 and 7 feet below the 7.5-foot target.

Another potential adverse impact of localized pumping includes reduction of flow in local streams, notably Arroyo Grande (Todd 2007). The Northern Cities (as Zone 3 contractors) have participated with SLOCFC&WCD in preparation of the Arroyo Grande Creek Habitat Conservation Plan (HCP) that addresses reservoir releases to maintain both groundwater levels and habitat diversity in the creek. The SLOCFC&WCD contracted with ECORP in 2015 to conduct the additional hydraulic studies to finalize the HCP; these results are expected in 2016.

8.1.2 Enhance Management of NCMA Groundwater

Strategies:

- Develop a groundwater model for the NCMA/NMMA or the entire SMGB
- Coordinate with the County and NMMA to develop new monitoring well(s) in key locations within the SMGB

- Develop a Salt and Nutrient Management Plan for the NCMA/NMMA
- Develop and implement a framework for groundwater storage/conjunctive use, including return flows
- Update the 2001 Agreement Regarding Management of the Arroyo Groundwater Basin

Discussion:

NCMA participated in the oversight of the performance of the Santa Maria Basin Characterization Study, which was completed in late 2015. In addition to the collection and analysis of extensive data sets to be utilized in the development of a numerical groundwater flow model and Salt/Nutrient Management Plan, continuous monitoring transducers were installed in 2015 in coastal sentry Wells 36L01 and 36L02 (which are part of the NCMA monitoring program) and in Wells 11N36W-12C01 and 12C02. In cooperation with the SLOCFC&WCD and NMMA, potential locations for new monitoring well(s) have also been identified to enhance the coastal monitoring well network.

The monthly NCMA TG meetings provide for collaborative development of joint budget proposals for studies and plans as well as shared water resources. In addition, the monthly meetings provide a forum for discussing the data collected as part of the quarterly monitoring reports.

8.1.3 Monitor Supply and Demand and Share Information

Strategies:

- Develop coordinated UWMPs for the Northern Cities
- Develop a coordinated Water Shortage Contingency Plan to respond to a severe water shortage condition within the NCMA
- Share groundwater pumping data at monthly NCMA Technical Group meetings
- Evaluate future water demands through comparison to UWMP projections
 - Arroyo Grande 2010 UWMP
 - Pismo Beach 2010 UWMP
 - Grover Beach 2010 UWMP
 - Oceano CSD is not required to prepare an UWMP because the community population does not meet the minimum requirement threshold

Discussion:

UWMPs are scheduled for update by Arroyo Grande, Pismo Beach, and Grover Beach. Oceano CSD is not required to prepare an UWMP because the community population does not meet the minimum requirement threshold; however, many of the aspects of an UWMP are addressed through participation in the NCMA planning process.

Regular monitoring of activities that affect the groundwater basin, and sharing that information, has occurred for many years. The monitoring efforts include gathering data on hydrologic conditions, water supply and demand, and groundwater pumping, levels, and quality.

The current monitoring program is managed by the Northern Cities in accordance with the 2005 Stipulation and 2008 Judgment, guided by the July 2008 Monitoring Program for the NCMA. The monitoring data and a summary of groundwater management activities are summarized in the Annual Reports. Arroyo Grande, Grover Beach, and Pismo Beach have each evaluated their future water demands as part of their respective 2010 UWMP updates. The NCMA shares information with the two other management areas (NMMA and SMVMA) through data exchange and regular meetings throughout the annual report preparation cycle.

Management activities have become more closely coordinated among the NCMA members as a result of prolonged drought conditions. In particular, the NCMA members are implementing the LRRP to limit municipal diversions and downstream releases from Lopez Reservoir to ensure that water is available for future potentially dry years. In addition, the Zone 3 agencies (which include the NCMA TG) initiated a long-term drought planning effort. The planning effort is intended to plan water supplies if the present drought continues.

8.1.4 Manage Groundwater Levels and Prevent Seawater Intrusion

Strategies:

- Utilize storm-water ponds to capture storm-water run-off and recharge the groundwater basin.
- Install transducers in key monitoring wells to provide continuous groundwater elevation data; the following wells have transducers:
 - 24B03,
 - 30F03,
 - 30N02,
 - 36L01,
 - 36L02, and
 - 32C03 (County Monitoring Well No. 3).
- Collect and evaluate daily municipal pumping data to determine impact on local groundwater elevation levels.

Discussion:

Prevention of seawater intrusion through the management of groundwater levels is essential to protect the shared resource. The NCMA agencies both increase groundwater recharge with storm water infiltration as well as closely monitoring groundwater levels and water quality in sentry wells along the coast.

Arroyo Grande and Grover Beach each maintain storm water retention ponds within their jurisdiction; the SLOFC&WCD maintains the storm water system, including retention ponds, in Oceano. These ponds collect storm water runoff, allowing it to recharge the underlying aquifers. There are approximately 140 acres of detention ponds in Arroyo Grande and 48 acres of detention ponds in Grover Beach. The storm water detention pond in Oceano is approximately one-half acre. Grover Beach modified its storm water system in 2012 to direct additional flow into one of its recharge basins.

Although closely related to the objectives to manage pumping, monitor supply and demand, and share information, this objective also specifically recognizes the proximity of production wells to the coast and the threat of seawater intrusion. The Northern Cities and SLOCFC&WCD have long cooperated in the monitoring of groundwater levels, including quarterly measurement by the NCMA of groundwater levels in sentry wells at the coast. Upon assuming responsibility for the coastal monitoring wells, the NCMA became aware of the need to upgrade their condition. In July 2010 the well-heads (surface completions) at four sentry monitoring well clusters within the Northern Cities Management Area were renovated:

- 24B01, -B02, and -B03;
- 30F01, -F02, and -F03;
- 30N01, -N02, and -N03; and
- 36L01 and -L02.

The renovations included raising the elevations of the top of each individual well casing by two to three feet and resurveying relative to the NAVD 88 standard in late September 2010 (Wallace Group 2010). The individual well casings are now above ground surface and protective locking steel risers now enclose each cluster. As a result of this work, the sentry wells within the NCMA are now protected from surface contamination and tampering.

Quarterly measurement of groundwater levels aids in assessing the risk of seawater intrusion along the coast. To enhance the data collection and assessment efforts, the NCMA installed transducers in five of the key sentry monitoring wells to provide continuous groundwater levels at key locations. By combining this with the collection and evaluation of daily municipal pumping data, the NCMA is better able to determine the response of local groundwater levels to extractions and therefore better manage the basin.

In order to gain insight into water level fluctuation and water quality variation in the area between the NCMA and NMMA, a continuous monitor was installed in Well 32C03 (County Well No. 3). Well 32C03 was constructed and is owned by the County of San Luis Obispo and is part of their county-wide groundwater monitoring network. To provide more detail regarding seasonal and other groundwater level changes in the area between the NCMA and NMMA, detailed water level monitoring was initiated in April 2012. Sensors were installed to document long- and short-term changes in water level, temperature and specific conductance.

In 2015 continuous monitoring sensors were installed in coastal monitoring wells 36L01 and 36L02 located in the Oceano Dunes. Data from the transducers in these wells are now collected on a quarterly basis along with the other sentry wells.

Additional studies to enhance basin management efforts that have been discussed by the NCMA TG include:

- Consider implementation of a monthly water level elevation data analysis of the sentry wells during periods when the deep well index value is below the index target of 7.5 feet NAVD for an extended period of time. Since the index has generally remained steady due to reduced groundwater pumping, the NCMA has deferred the issue of monthly analysis.

- Consider implementation of a monthly analysis of electrical conductivity data from the wells with downhole transducers during periods when the deep well index value is below the index target of 7.5 feet to track potential water quality degradation (an enhanced monitoring schedule of County Well No. 3 is not necessary because background water quality does not change or fluctuate significantly). If electrical conductivity data suggest water quality degradation, implement a monthly sampling and monitoring program. Since the index has generally remained steady because of reductions in groundwater pumping, the NCMA has deferred the issue of monthly analysis.
- Assess the potential impacts on sentry well water level elevations from extended periods of increased groundwater pumping by conducting analytical modeling analyses to predict water level responses given certain pumping scenarios. These analyses may prove fruitful as scenarios unfold regarding decreased SWP deliveries or short-term emergency cuts to Lopez Lake deliveries. The NCMA has adopted the Water Supply, Production and Delivery Plan as previously discussed.
- Lastly, the 2005 Settlement requires NCSD and the other Mesa parties to import 2,500 acre feet per year (AFY) to mitigate over pumping that has impacted groundwater inflow to the NCMA, and thus may facilitate seawater intrusion in both NCMA and NMMA. On July 2, 2015 the NCSD began taking deliveries of state water from the City of Santa Maria. The current project capacity is 650 AFY and plans are underway to eventually take it to its full capacity.

8.1.5 Protect Groundwater Quality

Strategies:

- Perform quarterly water quality monitoring at all sentry wells and County Well #3.
- Gather temperature and electrical conductivity data from six monitoring wells to continuously track water quality indicators for seawater intrusion.
- Prepare a Salt and Nutrient Management Plan pursuant to State policy utilizing the results of the Santa Maria Groundwater Basin Characterization study.
- Construct a Recycled Water system in the City of Pismo Beach, pursuant to the results of the recently completed Recycled Water Facilities Planning Study.
- Support performance of a Water Recycling Facilities Planning Study by the South San Luis Obispo County Sanitation District

Discussion:

The objective to protect groundwater quality is closely linked with the objective for monitoring and data sharing. To meet this objective all sources of water quality degradation, including the threat of seawater intrusion, need to be recognized. Water quality threats and possible degradation affect the integrity of the groundwater basin, potentially resulting in loss of use or expensive water treatment processes. Sentry wells are monitored quarterly and data from other NCMA production wells are assessed annually. The monitoring program includes evaluation of potential contaminants in addition to those that might indicate seawater intrusion. Temperature and electrical conductivity probes have been installed in five monitoring wells to provide continuous

water quality tracking for early indication of seawater intrusion. A sixth sentry well cluster (36L) in the Oceano Dunes was instrumented in April 2015 as part of the Santa Maria Groundwater Basin Characterization Study. The results of the SMGB Characterization Study provide the foundation for preparation of a Salt and Nutrient Management Plan.

Pismo Beach completed a Recycled Water Facilities Planning Study (RWFPS) in April 2015 to investigate alternatives for constructing a recycled water system that will enable Pismo Beach to produce and beneficially use recycled water to augment its water supply. Implementation of the recommended alternatives from the study will allow the City to utilize recycled water to recharge the groundwater basin and provide a new, drought proof, source of water supply for the area. The RWFPS was funded in part by a grant from the California State Water Resources Control Board Water Recycling Funding Program. Now referred to as the Pismo Beach Regional Groundwater Sustainability Project, the project includes additional advanced treatment processes that would allow for production of advanced purified water and direct injection into the groundwater basin, and is currently undergoing preliminary engineering and environmental review. Pismo Beach is investigating ways to make this project a more regional project by incorporating flows from the South San Luis Obispo Sanitation wastewater treatment plant. The member agencies of the NCMA have held the first governance meeting to investigate how a regional project can be funded and the water produced from this project can be shared between the agencies.

The South San Luis Obispo County Sanitation District (SSLOCSD) provides wastewater transmission and treatment for the cities of Arroyo Grande and Grover Beach and the Oceano CSD. The SSLOCSD is preparing a Water Recycling Facilities Planning Study to evaluate and select a preferred alternative for a recycled water program that could provide a supplemental water supply source and improve the water supply reliability for the area. As discussed in Section 8.1.8, Oceano CSD has been given a grant to study the most effective use of water produced either by the Pismo Beach or the SSLCSD recycling projects.

8.1.6 Manage Cooperatively

Strategies:

- Improve agriculture outreach by enhancing coordination with local growers.
- Coordinate groundwater monitoring data sharing and annual report preparation with the NCMA, NMMA and the SMVMA.
- Improve inter-agency coordination within the NCMA agencies and include the County.

Discussion:

Since 1983, NCMA management has been based on cooperative efforts of the affected parties, including the Northern Cities entities, private agricultural groundwater users, San Luis Obispo County, the SLOCFC&WCD, and other local and state agencies. Specifically, the NCMA agencies have limited their pumping and, in cooperation with SLOCFC&WCD, invested in surface water supplies so as to not exceed the safe yield of the NCMA portion of the SMGB. Other organizations participate, as appropriate. In addition to the efforts discussed in this report, cooperative management occurs through many other venues and forums, including communication by the Northern Cities in their respective public meetings and participation in the Water Resources Advisory Council (the County-wide advisory panel on water issues).

The NCMA agencies participated in preparation and adoption of the 2014 update of the San Luis Obispo County Integrated Regional Water Management Plan (IRWMP). The IRWMP promotes integrated regional water management to ensure sustainable water uses, reliable water supplies, better water quality, environmental stewardship, efficient urban development, protection of agriculture, and a strong economy. The IRWMP integrates all of the programs, plans, and projects within the region into water supply, water quality, ecosystem preservation and restoration, groundwater monitoring and management, and flood management programs.

Since the 2008 Judgment, the NCMA has taken the lead in cooperative management of its management area. The NCMA TG met monthly (at a minimum) throughout 2015 and has been a willing and active participant in the Santa Maria Groundwater Basin Management Area (SMGBMA) technical subcommittee, which first met in 2009. The purpose of the SMGBMA technical subcommittee is to coordinate efforts among the management areas such as enhanced monitoring of groundwater levels and improved sharing of data. With the current threats to water supply in all management areas, greater communication, analytical collaboration, and data sharing, especially between NCMA and NMMA, is encouraged.

8.1.7 Encourage Water Conservation

Strategies:

- Share updated water conservation information
- Implement UWMPs

Discussion:

Water conservation, or water use efficiency, is linked to the monitoring of supply and demand and the management of pumping. Water conservation reduces overall demand on all sources, including groundwater, and supports management objectives to manage groundwater levels and prevent seawater intrusion. In addition, water conservation is consistent with State policies seeking to achieve a 20% reduction in water use by the year 2020. Water conservation activities in the NCMA are summarized in various documents produced by the Northern Cities, including the 2010 Urban Water Management Plans of Arroyo Grande, Grover Beach, and Pismo Beach.

In addition to ongoing water conservation efforts, the drought conditions that extended throughout 2015 led the NCMA members to increase their effort to reduce water use. In addition, on April 1, 2015, the Governor signed Executive Order B-29-15, enacting statewide mandatory water conservation requirements due to ongoing drought conditions and the historical low Sierra snowpack measurements. The final regulations adopted by the State Water Resource Control Board on May 5, 2015 imposed mandatory water use reductions on the cities of Arroyo Grande, Grover Beach and Pismo Beach. Although not directly subject to these mandatory restrictions, the Oceano CSD increased their water conservation efforts as well. The water conservation measures instituted by each of the NCMA member are summarized below.

City of Arroyo Grande

Arroyo Grande implemented in 2015 a series of water conservation restrictions and offered a comprehensive program of water conservation incentives. On May 26, 2015, the City declared a

Water Shortage Emergency and implemented mandatory water conservation measures through adoption of Ordinance No. 670. The mandatory water conservation measures include:

- Use of water which results in excessive gutter runoff is prohibited.
- No water shall be used for cleaning driveways, patios, parking lots, sidewalks, streets, or other such use except where necessary to protect the public health and safety.
- Outdoor water use for washing vehicles shall be attended and have hand-controlled water devices.
- Outdoor irrigation is prohibited between the hours of 10:00 a.m. and 4:00 p.m.
- Irrigation of private and public landscaping, turf areas and gardens is permitted at even-numbered addresses only on Mondays and Thursdays and at odd-numbered addresses only on Tuesdays and Fridays.
- No irrigation of private and public landscaping, turf areas and gardens is permitted on Wednesdays. Irrigation is permitted at all addresses on Saturdays and Sundays.
- In all cases, customers are directed to use no more water than necessary to maintain landscaping.
- Emptying and refilling swimming pools and commercial spas are prohibited except to prevent structural damage and/or to provide for the public health and safety.
- New swimming pools may be constructed, however, they shall have a cover that conforms to the size and shape of the pool and act as an effective barrier to evaporation. The cover must be in place during periods when use of the pool is not reasonably expected to occur.
- Use of potable water for soil compaction or dust control purposes in construction activities is prohibited.
- Hotel, motel or other commercial lodging establishments shall offer their patrons the option to forego the daily laundering of towels, sheets and linens.
- Restaurants or other commercial food service establishments shall not serve water except upon the request of a patron.
- The City may impose fines for violation of mandatory conservation measures. Customers who received a financial penalty may have their penalty waived if they attend a 2-hour water conservation class.

In addition to the mandatory water conservation measures outlined above, the Water Shortage Emergency resolution included a tiered billing system, whereby residential customers were assigned a baseline amount of water, based on the amount of water used during the same billing period of the previous year. Residential customers in Tier 1 were then required to reduce consumption by 10%, customers in Tier 2 were required to reduce consumption by 20%, and customers in Tier 3 were required to reduce consumption by 30%. Dedicated irrigation meters were required to reduce consumption by 25%.

To help manage the use of water, the City offers several water conservation incentive programs designed to decrease overall water use, particularly outside (irrigation) use in the summer. The conservation and incentive programs include:

- *Plumbing Retrofit Program.* The City's plumbing retrofit program includes installation or adjustment of showerheads, toilets, faucet aerators, and pressure regulators for single-family and multi-family residential units constructed prior to 1992. This program has been in place since 2004 at an expense to the City of more than \$1.3 million.
- *Cash for Grass.* The program rebates water customers for each square foot of grass (500 square feet minimum) and replaced with drought tolerant plants or mulch.
- *StormRewards Program* This rebate program (administered by Coastal San Luis Resource Conservation District) provides an incentive for landowners to install rain gardens, rain barrel, dry well, porous pavement and remove impervious pavement.
- *Sustainable Landscape Seminar Series* Monthly seminar on sustainable landscaping practices are offered. DVD's of the seminars are available at the County Library located at 800 West Branch Street in Arroyo Grande.
- *Smart Irrigation Controller and Sensor Program.* The City offers Smart Irrigation Controllers and Sensors at no charge to customers to encourage residents to upgrade their old irrigation controllers with new weather-based sensor technology.
- *Washing Machine Rebate.* This program pays water customers a one-time rebate for the installation of a certified energy efficient tier 3 washing machine.
- *Mandatory Plumbing Retrofit.* Upon change of ownership of any residential property, the seller must retrofit the property's plumbing fixtures to meet defined low-water use criteria.

The water conservation efforts of Arroyo Grande have been successful; the ongoing programs have decreased water use per residential connection from 186 gallons per capita per day (gpcd) in 2010 to 117 gpcd in 2015. With a defined target per capita usage for 2020 of 149 gpcd (based on the City's 2010 UWMP), the City has far exceeded its conservation goals originally set in 2010.

City of Pismo Beach

Pismo Beach approved several Water Conservation Incentive Programs in 2015 to help reduce water consumption and ensure reliable future water supply. The programs include:

- *Cash for Grass.* The program reimburses residents for each square foot of lawn removed and replaced with drought tolerant landscaping, which is required to have drip or micro spray irrigation and be on an automatic timer.
- *Washing Machine Rebate.* This program will pay a one-time amount for the purchase and installation of a certified energy efficient tier 3 washing machine.
- *Smart Irrigation Controller Program.* This program pays a one-time amount towards the cost of a new irrigation controller and associated sensors.
- *Irrigation Retrofit Program.* This program provides a one-time rebate for conversion of a manually operated irrigation system to automatic irrigation.

- *Commercial Urinal Rebate Program.* This program provides a one-time rebate for each conventional flushing urinal with a flushless urinal.
- *High Efficiency Toilet Rebate Program.* This program provides a one-time rebate for each 3.5 gallon per flush or higher toilet replaced with a 1.28 gallon per flush or lower toilet.

In July 2015, Pismo Beach declared a "Severely Restricted Water Supply" with modified restrictions, including:

- Use of water which results in excessive gutter runoff is prohibited.
- No outdoor water use – except irrigation.
 - No water shall be used for cleaning driveways, patios, parking lots, sidewalks, streets or other such uses except where necessary to protect the public health and safety;
 - Outdoor water use for washing vehicles or boats shall be attended and have hand-controlled watering devices.
 - Using potable water in decorative water features that do not recirculate the water is prohibited.
- Outdoor Irrigation.
 - Outdoor irrigation is prohibited between the hours of 10 a.m. and 4 p.m.;
 - Irrigation of private and public landscaping, turf areas and gardens is permitted at even- numbered addresses only on Mondays and Thursdays and at odd-numbered addresses only on Tuesdays and Fridays.
 - Using outdoor irrigation during and 48 hours following measurable precipitation is prohibited.
- Restaurants shall serve drinking water only in response to a specific request by a customer.
- Hotels and Motels must provide guests with the option of not having towels and linens laundered daily.
- Use of potable water for compaction or dust control purposes in construction activities is prohibited.

The City of Pismo Beach also introduced the first-in-the-State waterless urinal mandate and a 0.5 gallon per minute restroom aerator retrofit requirement. The components of this program includes:

- Waterless urinal retrofits. All existing urinals within the City shall be retrofitted to waterless urinals before February 14, 2016. Exemptions to this section may be granted at the discretion of the City Engineer under certain conditions.
- Aerators. Residential construction shall be fitted with aerators that emit no more than 0.5 (one-half) gallon per minute. Exemptions to this section may be granted at the discretion of the City Engineer in cases to protect public health and safety.

- Sub-meters in new construction. All new multi-unit buildings, regardless of proposed use, shall be required to have a separate sub-meter capable of measuring the water use of every usable unit, separate common space and landscaping that is expected to use at least 25 gallons of water per day on average over the course of a year, regardless of the overall size of the building. Buildings that have a separate water meter for each unit are exempt.
- Faucet aerators. Restroom faucets in all publicly accessible restrooms, including those in hotel rooms, lobbies and restrooms, restaurants, schools, commercial and retail buildings, public buildings and similar publicly accessible restrooms were retrofitted to install aerators that emit no more than 0.5 (one-half) gallon per minute.

The water conservation efforts of Pismo Beach helped reduce water consumption in the City by 11% in 2015 compared to 2014. The City is committed to continuing implementation of water conservation programs.

City of Grover Beach

In June 2014, Grover Beach declared a Stage III Water Shortage that requires all water customers to reduce their water usage by 10%. Many of the prohibitions that had previously been voluntary during the two years of the Stage II Water Shortage Declaration became mandatory with the Stage III declaration. The declaration also provides the City with the authority to impose penalties for failure to comply with the water reduction or use prohibitions. These prohibitions include:

- Washing of sidewalks, driveways, or roadways where air-blowers or sweeping provides a reasonable alternative.
- Refilling of private pools except to maintain water levels.
- Planting of turf and other new landscaping, unless it consists of drought tolerant plants.
- Washing vehicles, boats, etc. without a quick-acting shut-off nozzle on the hose.
- Washing any exterior surfaces unless using a quick-acting shut-off nozzle on the hose.
- Restaurant water service, unless requested.
- Use of potable water for construction purposes, unless no other source of water or method can be used.
- Operation of ornamental fountain or car wash unless water is re-circulated.

Grover Beach has implemented demand management rebate programs including:

- Cash for Grass Rebate Program
- Smart Irrigation Controller and Sensor Rebate Program
- Toilet Fixtures, Showerheads, and Aerators Retrofit Rebate Program
- Washing Machine Rebate Program

In addition, Grover Beach sponsors workshops on drought tolerant landscaping. The 10-year baseline average water use for Grover Beach is 140.7 gpcd. The water use for 2015 was 90

gpcd. With a target per capita usage for 2020 of 113 gpcd, the City has far exceeded its conservation goals originally set in 2010.

Oceano Community Services District

Due to the population of its service area, Oceano CSD is not required to prepare an UWMP or reduce water consumption as mandated by the Governor for Urban Water Suppliers. Outdoor water use restrictions have been adopted, as required. Additionally, in April 2015, the Oceano CSD adopted a rate increase that included tiered rates to promote water conservation despite a water supply portfolio that is proving resilient in the face of the current drought. Oceano CSD has essentially eliminated groundwater pumping, and is maintaining its annual allocation of Lopez water in storage as allowed pursuant to the Low Reservoir Response Plan. Water year 2016-17 will be the third year in a row that Oceano CSD is storing 100% of its Lopez Lake allocation. Meanwhile, Oceano CSD's conservation efforts have been between 25-30% in comparison to 2013, and exceeds the Governor's goal of 25%. Overall consumption has declined to approximately 85 gpcd after the implementation of drought conservation rates in April 2015, illustrating that as a disadvantaged community, it is responding effectively to conservation rates. Oceano CSD's demand is less than its annual allocation of SWP water, preserving local supplies if needed in subsequent years, depending on SWP deliveries. In the event that SWP deliveries are decreased to a level that is insufficient to meet Oceano CSD demand, then mandatory conservation efforts will be implemented to match the available supply. If the supply is less than 55 gpcd needed to meet health and safety needs, then the supply shortfall will be supplemented from Lopez Lake supplies. Current SWP reliability analyses prepared by the DWR illustrates a low probability that SWP water will not be able to meet Oceano CSD demands in two consecutive years. Further strategies exist in the event of temporary non-delivery of SWP and Lopez water and other unforeseen circumstances. Post-drought strategies include resumption of groundwater pumping, resumption of Lopez deliveries, and storage of SWP water as provided in SWP contracts.

8.1.8 Evaluate Alternative Sources of Supply

Strategies:

- Evaluate expanded use of recycled water;
- Analyze capacity of the Lopez Lake and Coastal Branch pipelines to maximize deliveries of surface water. The following analyses have been completed:
 - Lopez Pipeline Capacity Evaluation
 - Lopez Pipeline Capacity Re-Evaluation
 - Coastal Branch Capacity Assessment
- Optimize existing surface water supplies, including surface water storage through the development of a framework for interagency exchanges and transfers, including SWP and Lopez supplies
- Maximize Lopez pipeline capacity
- Improve Lopez WTP capacity and reliability

- Expansion of the Diablo Canyon Power Plant Desalination Facility to provide water to the Zone 3 agencies.

Discussion:

The Northern Cities continue to evaluate alternative sources of water supply which could provide a more reliable and sustainable water supply for the NCMA. An expanded portfolio of water supply sources will support sustainable management of the groundwater resource and help to reduce the risk of water shortages. These alternative sources include:

State Water Project

Oceano CSD and Pismo Beach are currently SWP customers and could utilize additional water deliveries. Pismo Beach has increased its SWP allocation by securing a “drought buffer” to increase the availability of supply during periods of SWP shortfalls. Grover Beach and Arroyo Grande are not SWP customers.

Water Recycling

As discussed in Section 8.1.5, the SSLOCSO is in the process of preparing a Recycled Water Facilities Planning Study to evaluate and select a preferred alternative for a recycled water program that could provide a supplemental water supply source and improve the water supply reliability for the member agencies, including Arroyo Grande, Grover Beach, and Oceano CSD.

Section 8.1.5 also includes a description of efforts in 2014 and 2015 by the City of Pismo Beach to prepare a Regional Groundwater Sustainability Project that will enable the City to produce recycled water to augment its water supply. Construction of the new facility will allow the City to utilize recycled water to recharge the groundwater basin and provide a new, drought proof, source of water supply for the area. As conceived, the project includes construction of a distribution system that will inject advanced purified water into the SMGB and will allow the City and its NCMA partners to increase the recharge to the basin, improve water supply reliability and help prevent future occurrences of seawater intrusion. Pismo Beach is currently evaluating two potential locations for the advanced treatment facility: at the existing wastewater treatment plant and at an offsite location, closer to the SSLOCSO WWTP.

The Oceano CSD has received a grant under Proposition 84 to evaluate potential injection of recycled water to augment ground water supplies in several locations. This study would provide a plan for the most beneficial use of water produced by the Pismo Beach and/or SSLOCSO projects. The groundwater injection study will be initiated in 2016.

Lopez Lake Expansion

In 2008, San Luis Obispo County sponsored a preliminary assessment of the concept of installing an inflatable rubber dam at the Lopez Dam spillway. Subsequently, the SLOCSO&WCD Service Area 12 and the Cities of Arroyo Grande, Grover Beach and Pismo Beach funded a study to further analyze the feasibility of increasing the yield of Lopez Lake by raising the spillway height with an inflatable dam or permanent extension. The study was finalized in 2013 and identified the potential to increase the annual yield from the lake by 500 AFY with a spillway height increase by 6 feet (Stetson 2013). The NCMA agencies are continuing to evaluate other aspects of the project, including pipeline capacity and impacts on the HCP process.



Desalination

In 2006, Arroyo Grande, Grover Beach, and Oceano CSD utilized Prop 50 funds to complete a feasibility study on desalination as an additional water supply option for the NCMA. This alternative supply is not considered to be a viable option at this time.

The SLOCFC&WCD is working with Pacific Gas & Electric to evaluate the potential to expand the existing desalination facility at the Diablo Canyon Power Plant and connect it to the Lopez pipeline to provide a supplemental water supply for the Zone 3 agencies. This evaluation included analysis of the technical and hydraulic feasibility, investigation of environmental and permitting requirements and development of preliminary cost estimates.

Nacimiento Pipeline Extension

In 2006, Arroyo Grande, Grover Beach, and Oceano CSD completed a Nacimiento pipeline extension evaluation to determine the feasibility of delivery water from the Nacimiento reservoir to the NCMA. This alternative supply is not considered to be a viable option at this time.

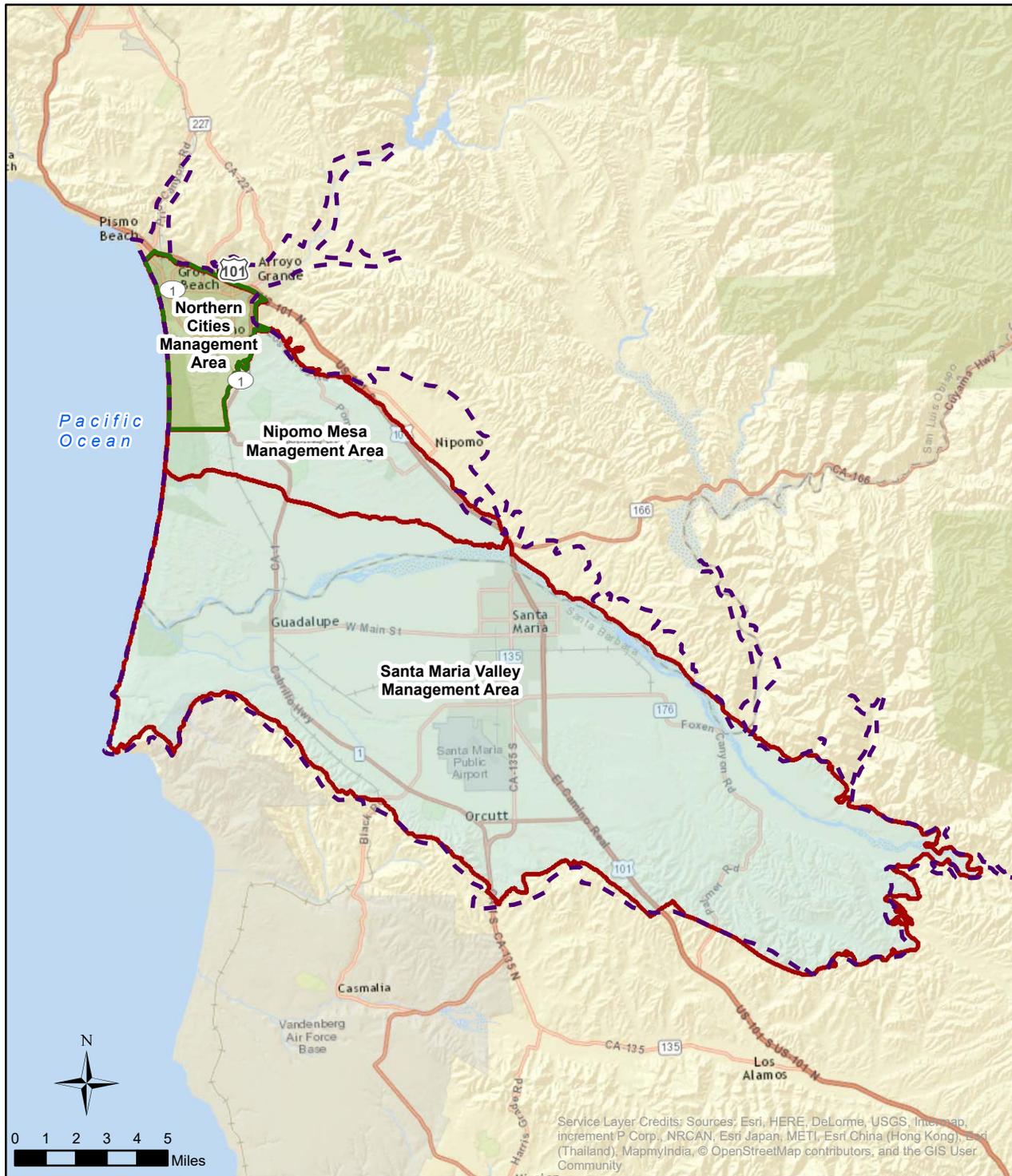
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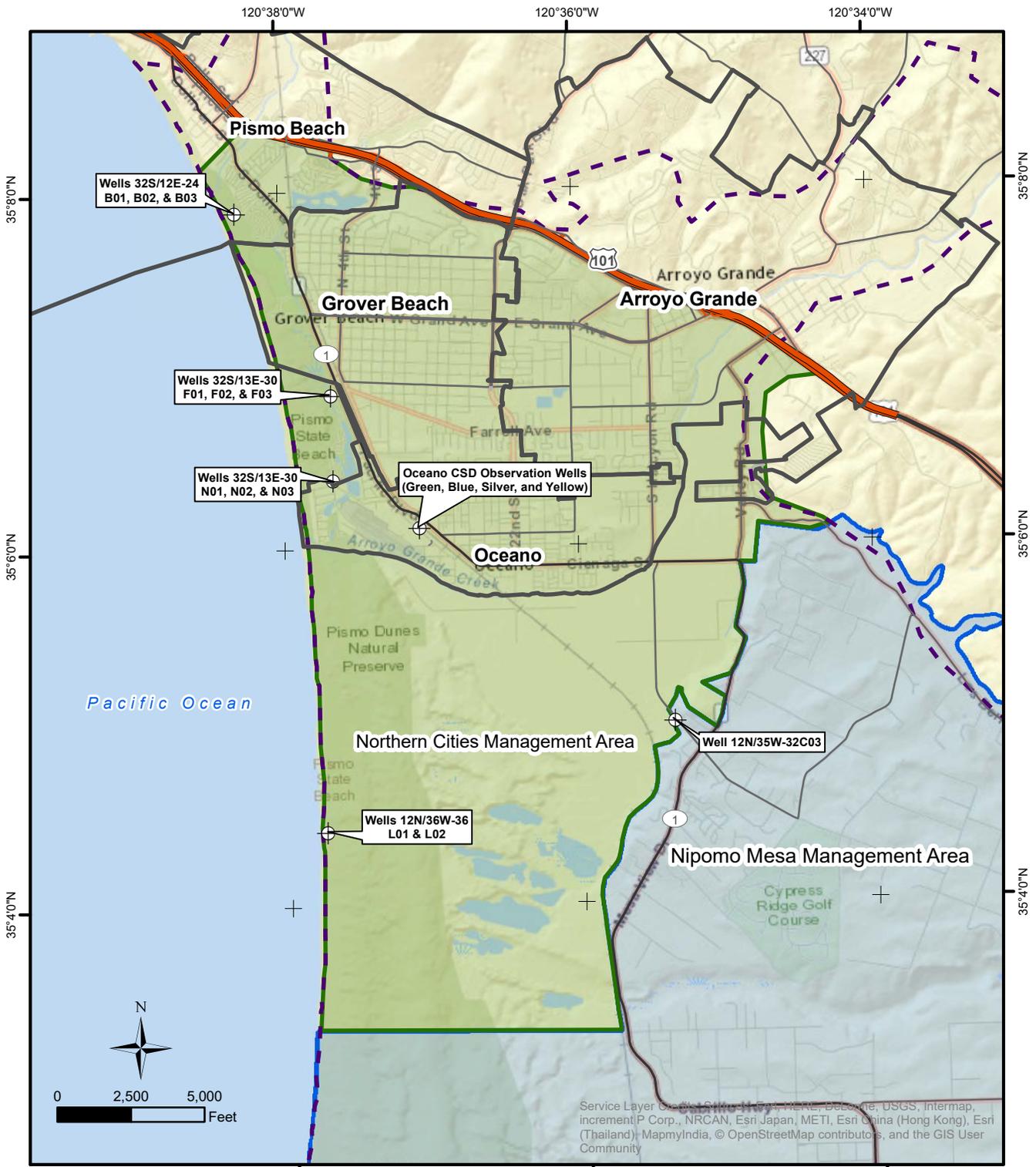
SANTA MARIA GROUNDWATER BASIN
 Northern Cities Management Area
 San Luis Obispo County, California

Legend

-  Northern Cities Management Area
-  Adjudication Area Boundary
-  Santa Maria Groundwater Basin (DWR Bulletin 118)

FIGURE 1

N:\Projects\04_2015\04_6215_0079_NCMA 2015 AGMR\Outputs\2016_04_22_NCMAnnualReport\mxd\Figure 1 SantaMariaGroundwaterBasin.mxd, 4/22/2016, CDean



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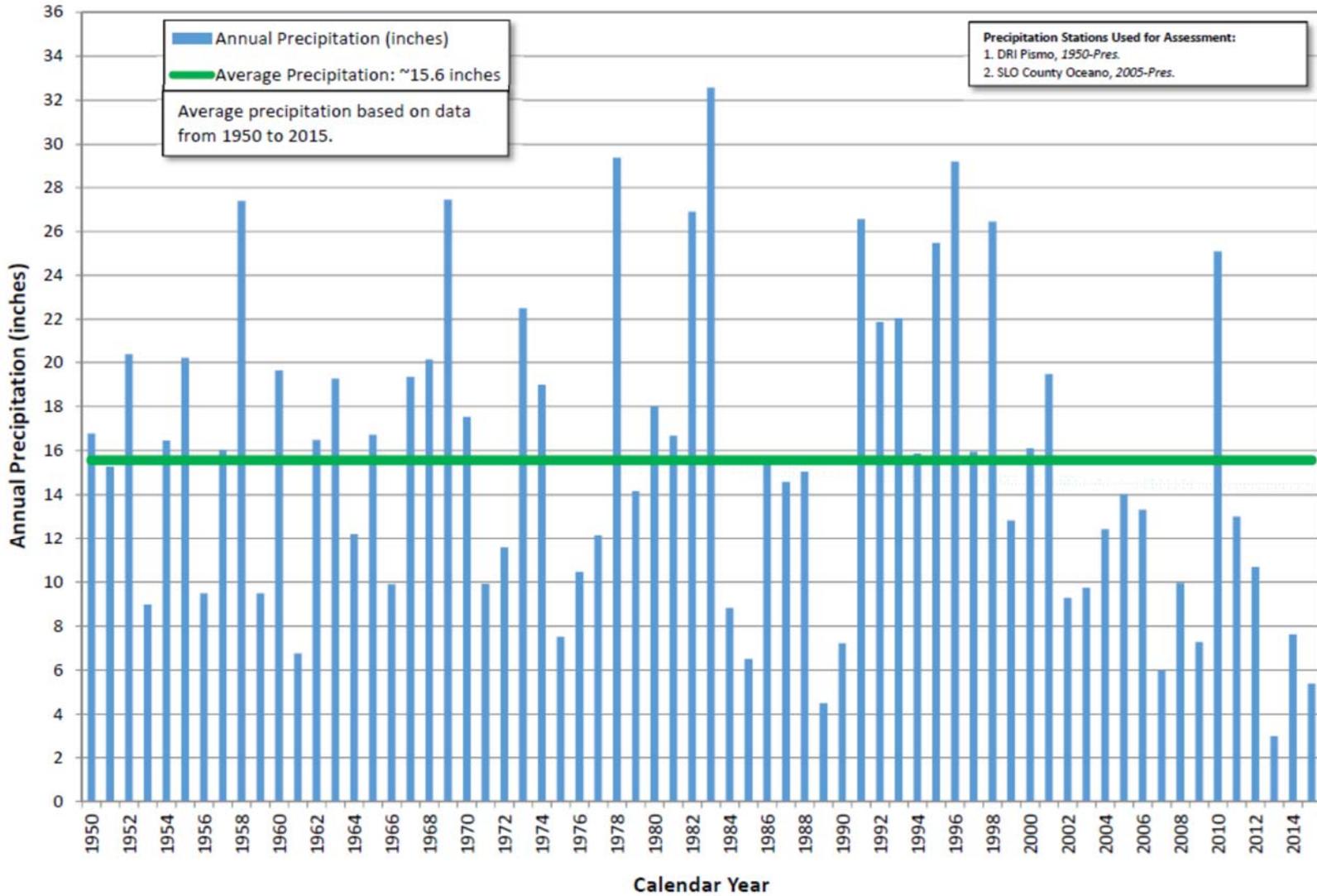
Legend

- City Limits
- Santa Maria Groundwater Basin (DWR Bulletin 118)
- Northern Cities Management Area
- Nipomo Mesa Management Area

NORTHERN CITIES MANAGEMENT AREA

Northern Cities Management Area
 San Luis Obispo County, California

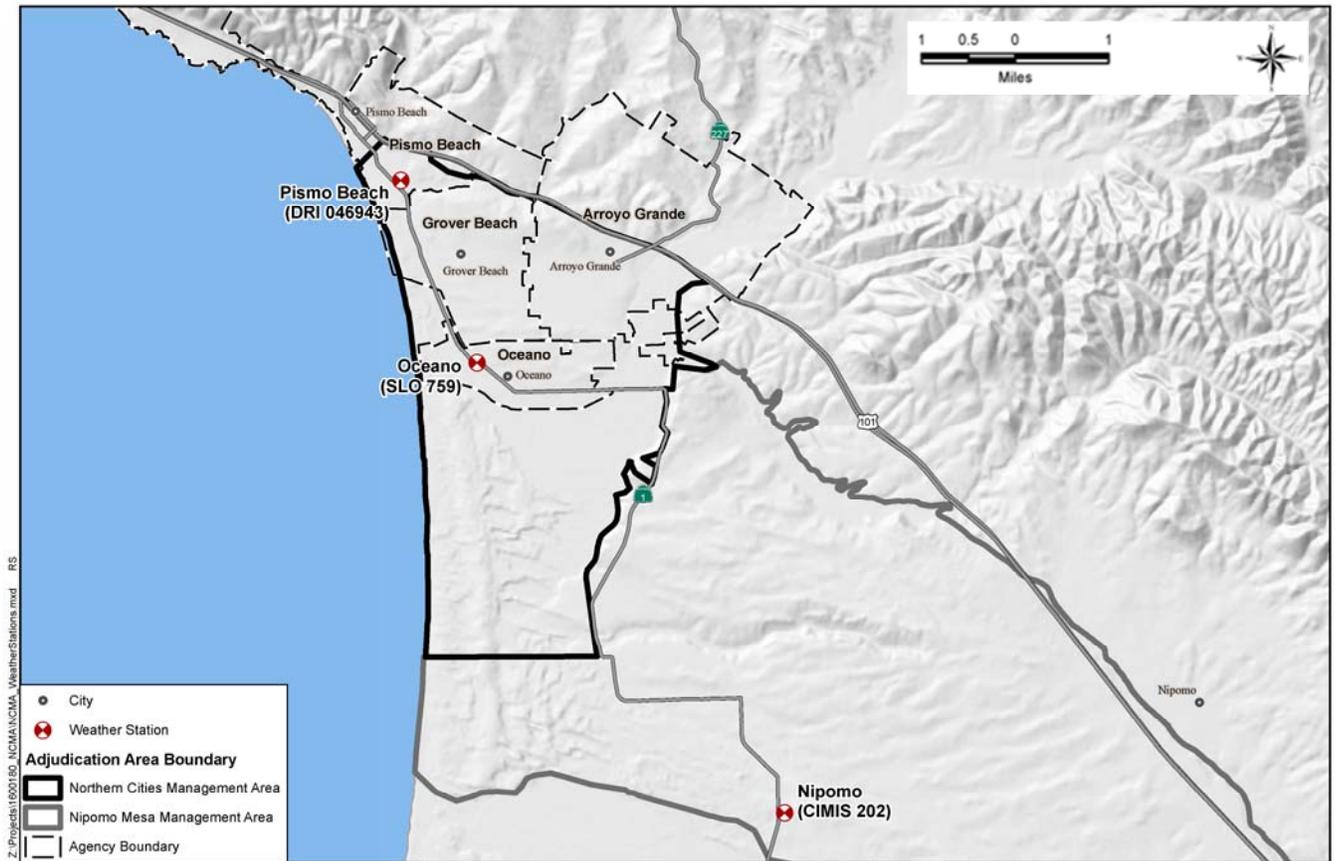
FIGURE 2



ANNUAL PRECIPITATION 1950 TO 2015
 Northern Cities Management Area
 San Luis Obispo County, California

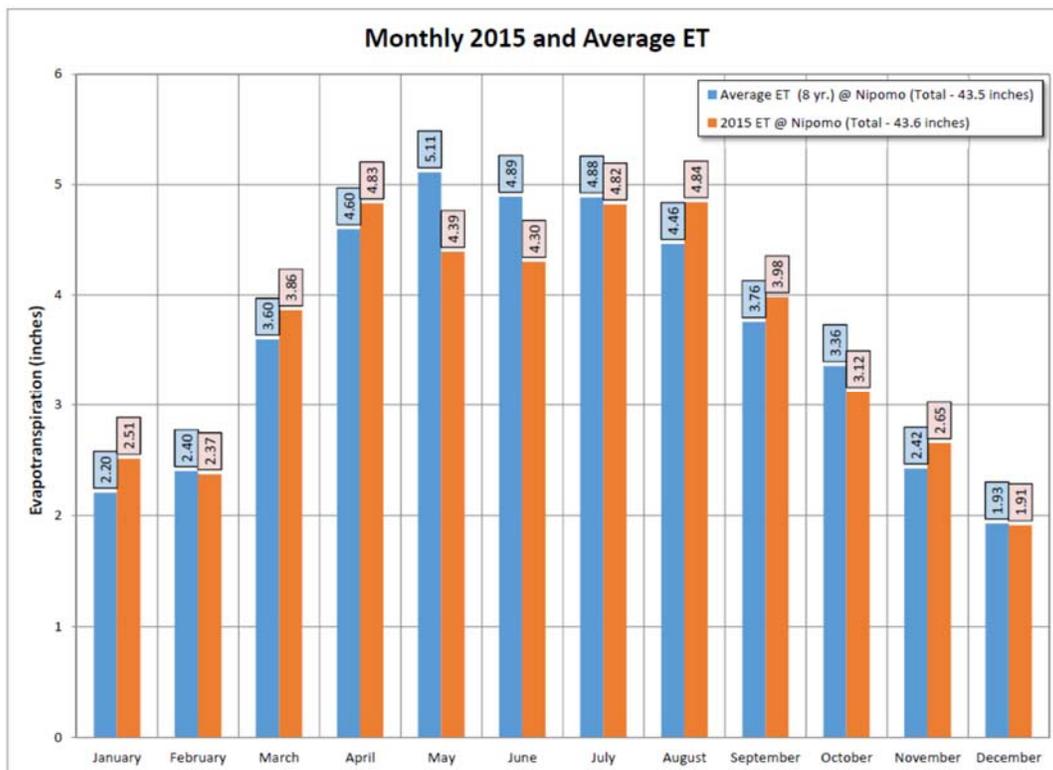
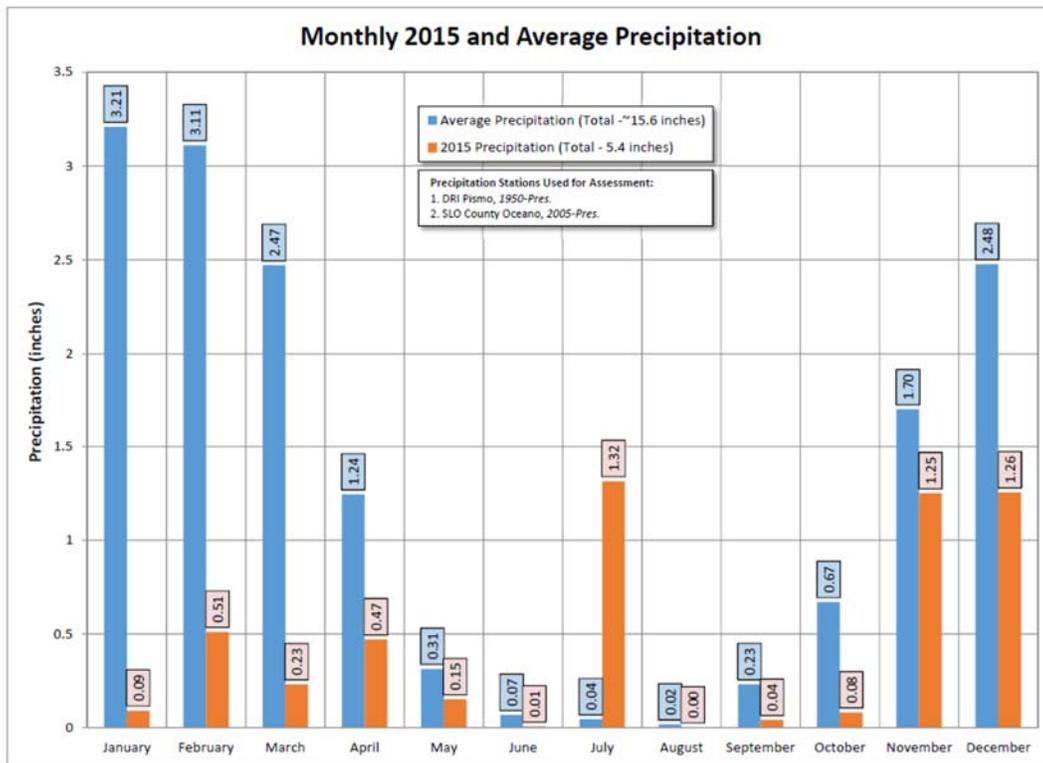
FIGURE 3





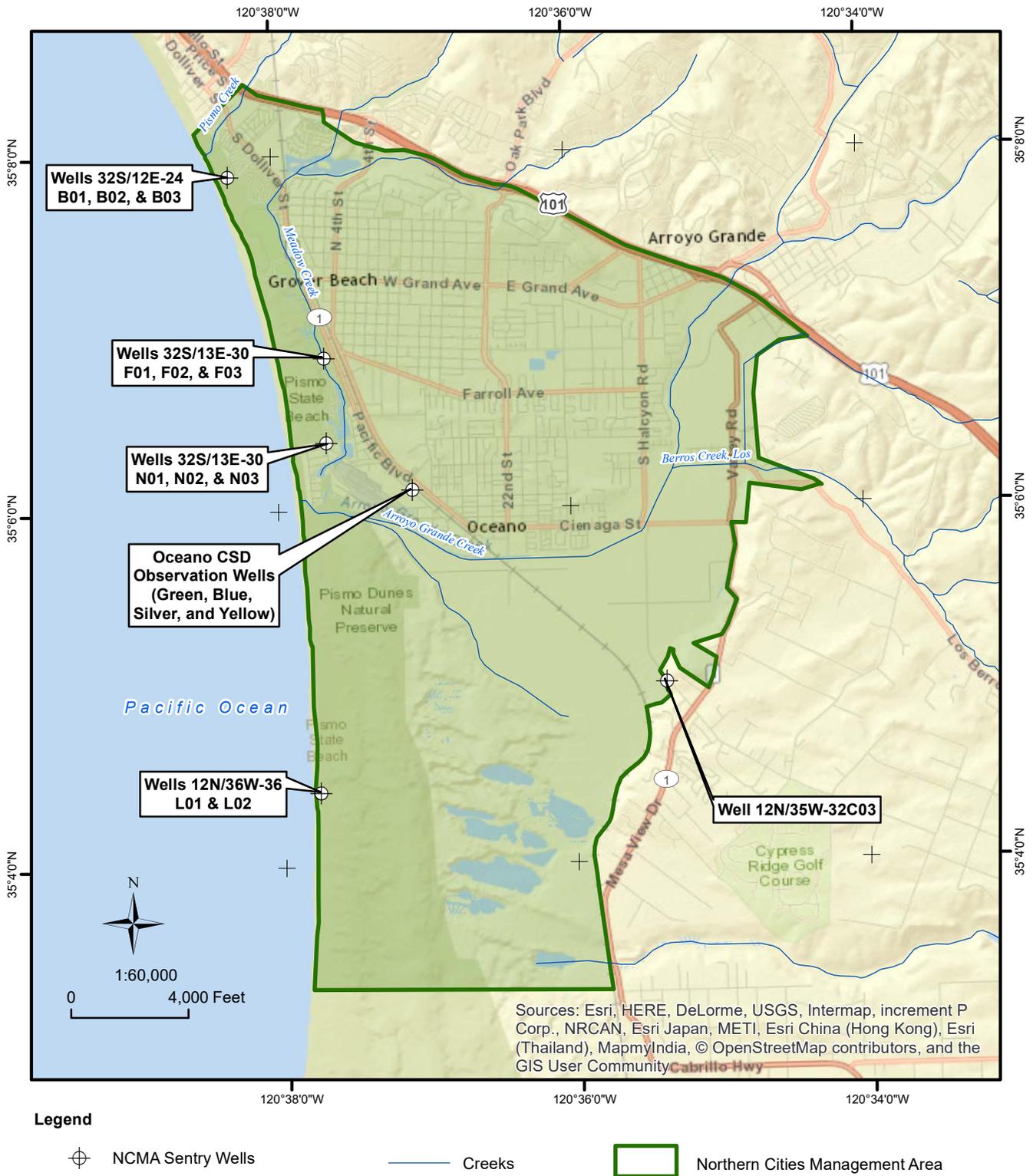
Precipitation Station Locations
Northern Cities Management Area
San Luis Obispo County, California

FIGURE 4



MONTHLY 2015 AND AVERAGE PRECIPITATION AND EVAPOTRANSPIRATION
 Northern Cities Management Area
 San Luis Obispo County, California

FIGURE 5



LOCATION OF SENTRY WELLS
 Northern Cities Management Area
 San Luis Obispo County, California

FIGURE 6

N:\Projects\04_2015\04_6215_0079_NCMA 2015 AGMR\Outputs\2016_04_22_NCMAAnnualReport\mxd\Figure 6 Location of Sentry Wells.mxd, 4/22/2016, CDean

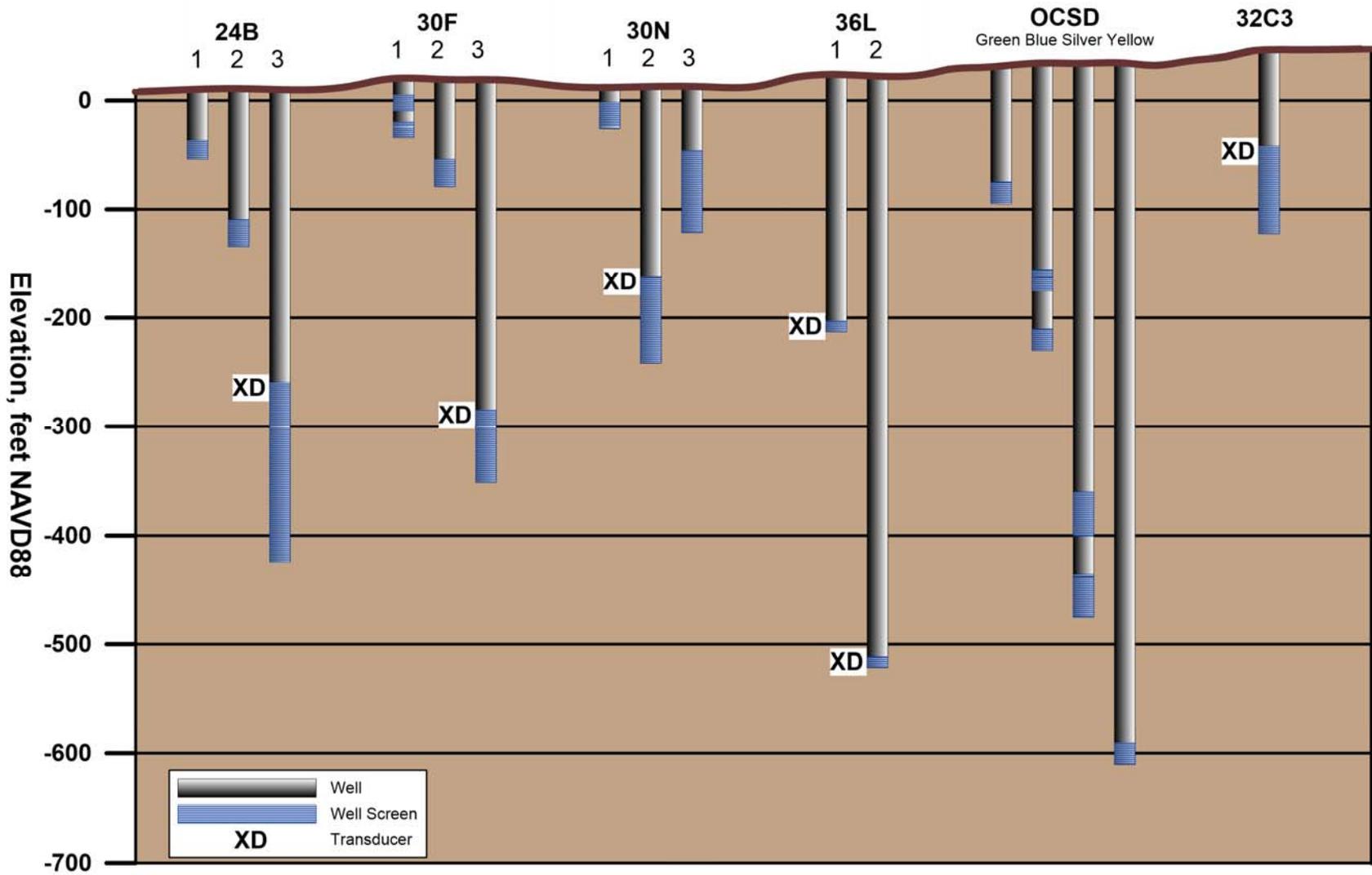


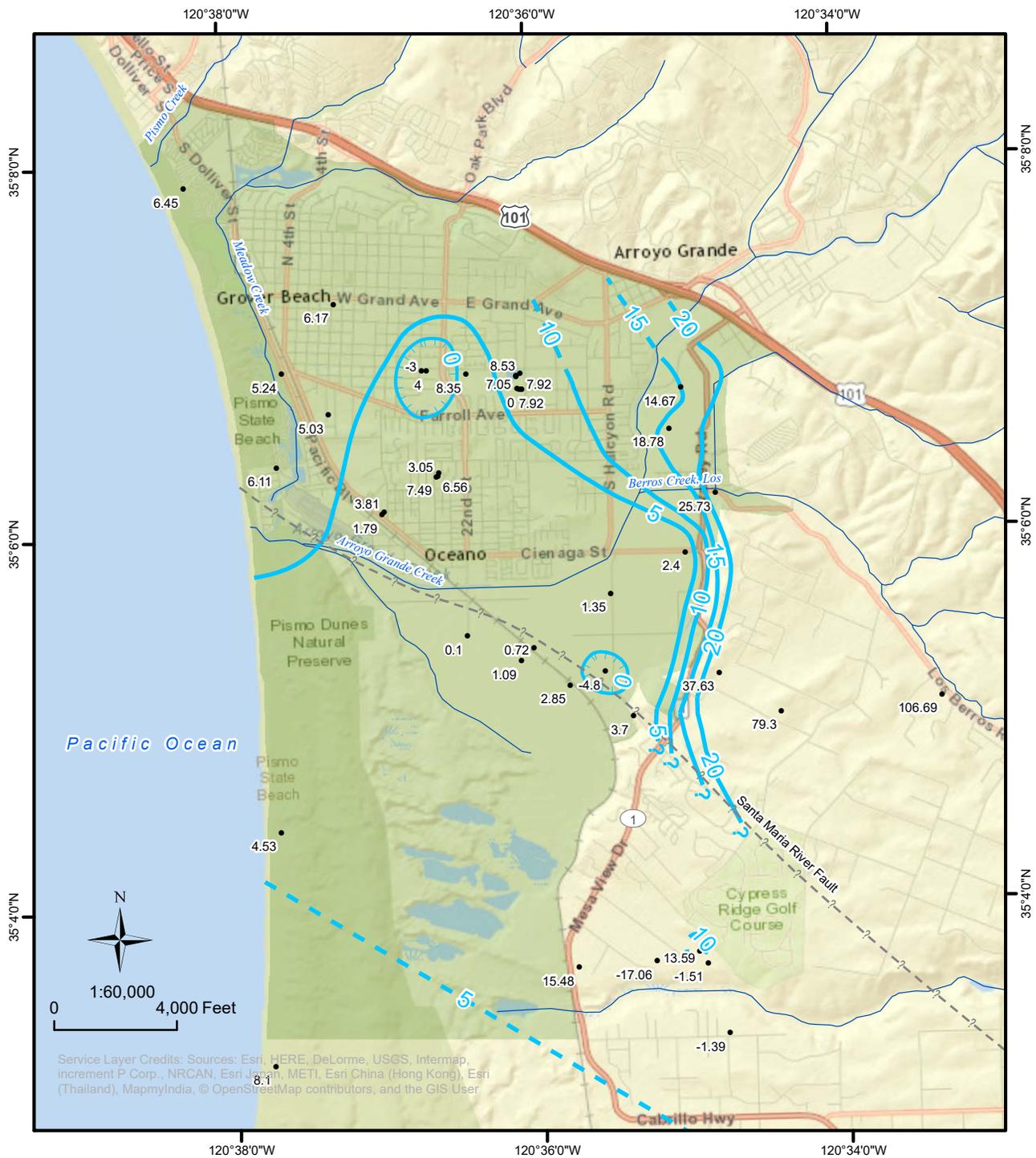
FIGURE 7

DEPTHS OF SENTRY WELLS
 Northern Cities Management Area
 San Luis Obispo County, California





N:\Projects\04_2015\04_6215_0079_NCMA 2015 AGMR\Outputs\2016_04_22_NCMAnnualReport\mxd\Figure 8_2015 April NCMA Contours-WLE.mxd, 4/22/2016, CDean



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User

Legend

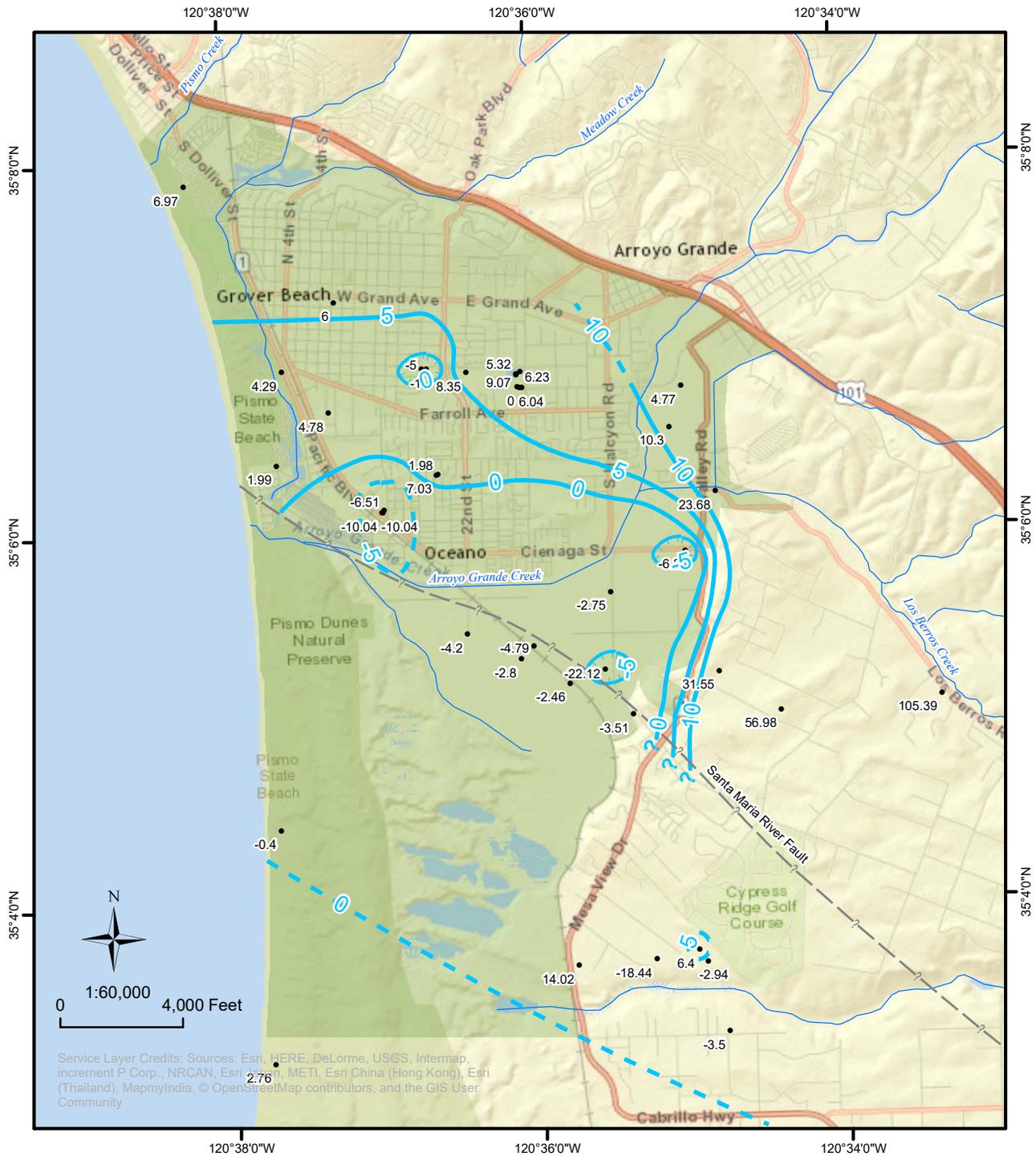
- Wells Used in Groundwater Contouring
- 10— Groundwater Contour
- Creeks

WATER LEVEL ELEVATION, APRIL 2015
 Northern Cities Management Area
 San Luis Obispo County, California

FIGURE 8



N:\Projects\04_2015\04_6215_0079_NCMA 2015 AGMR\Outputs\2016_04_22_NCMAAnnualReport\mxd\Figure 9_2015 October NCMA Contours-WLE.mxd, 4/22/2016, CDean

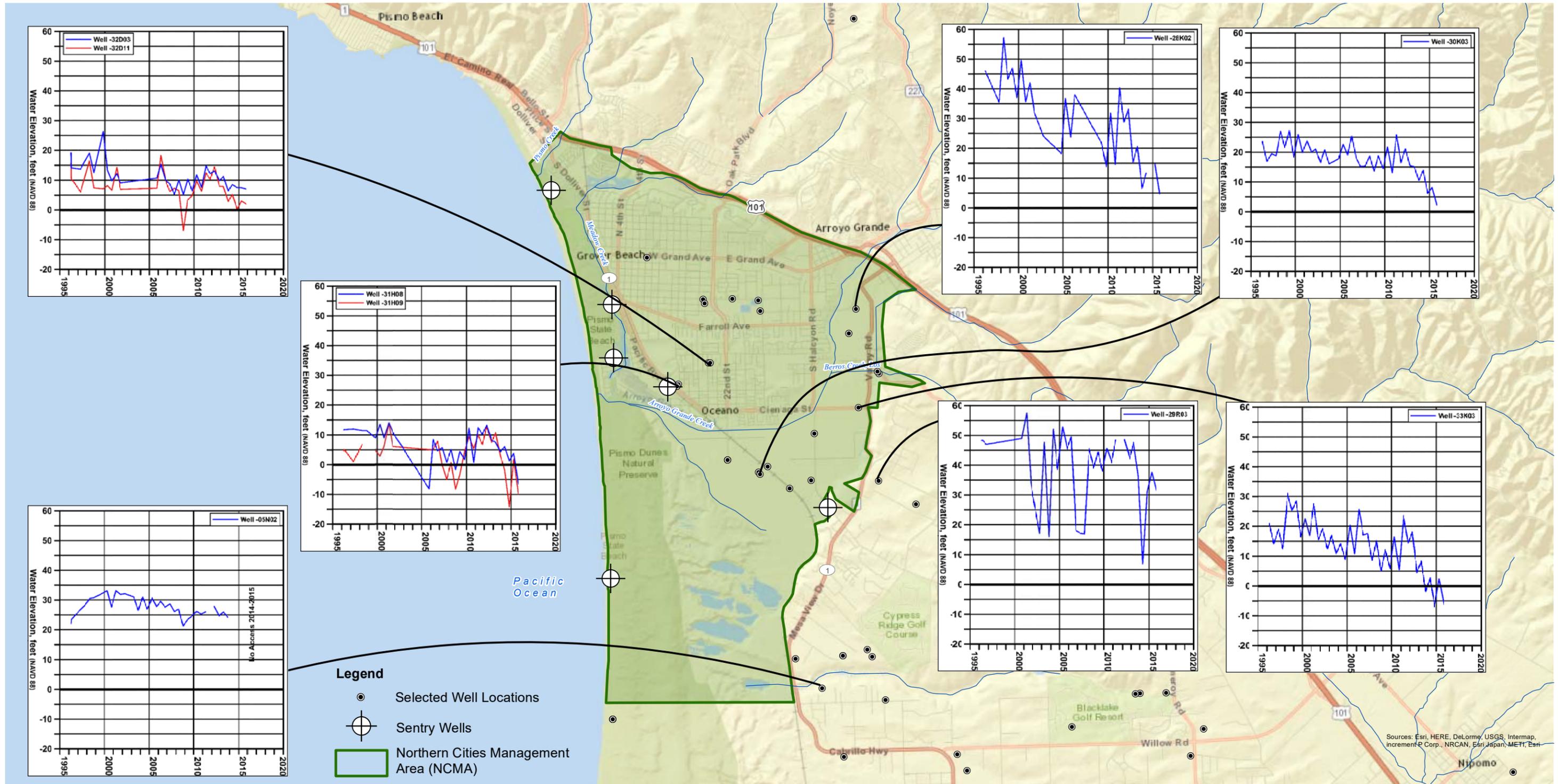


Legend

- Wells Used in Groundwater Contouring
- 10— Groundwater Contour
- Creeks

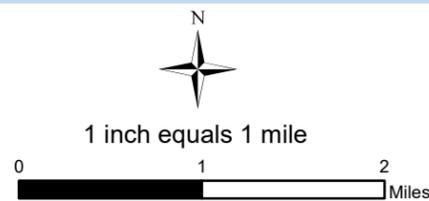
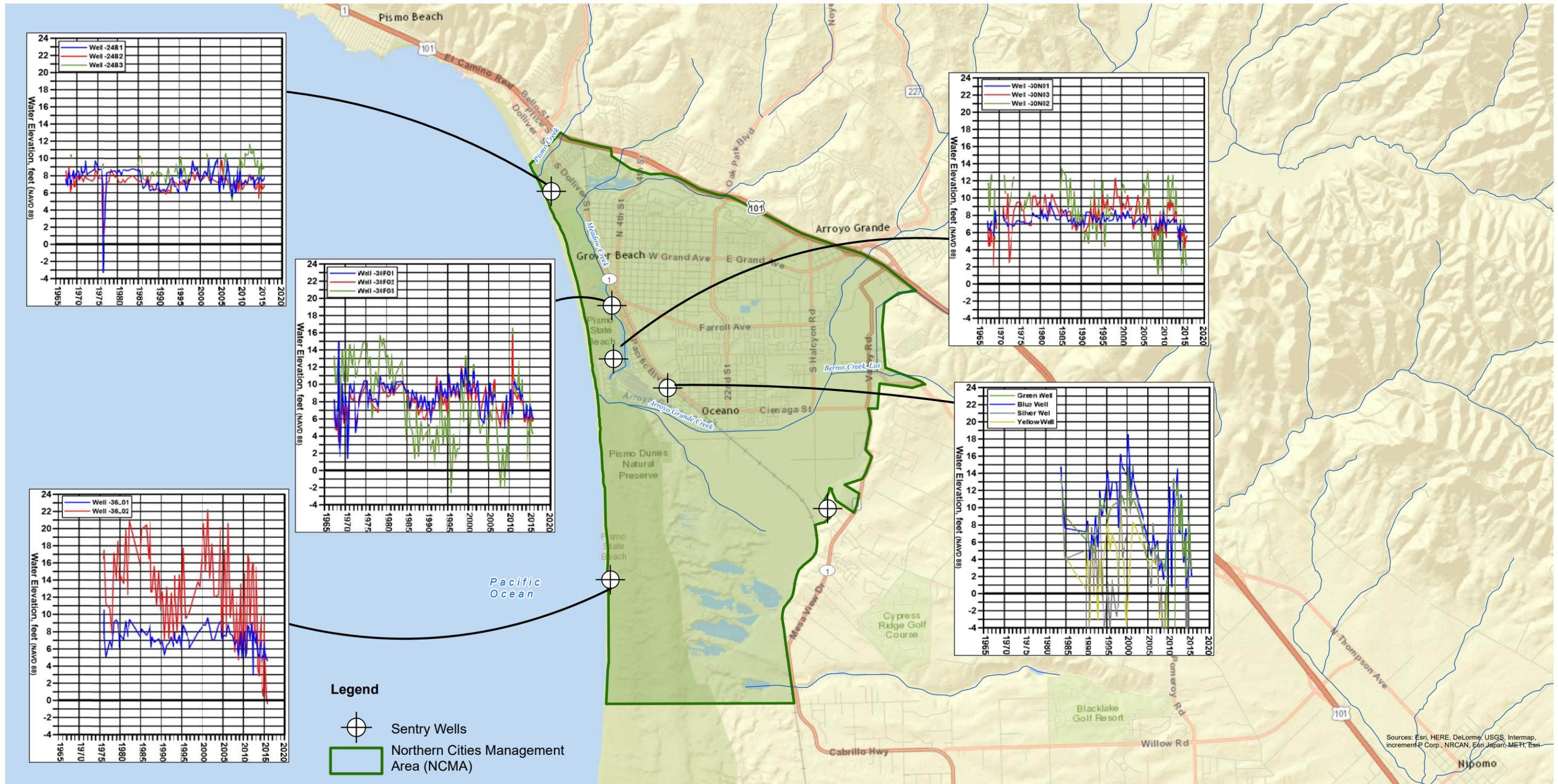
WATER LEVEL ELEVATIONS, OCTOBER 2015
 Northern Cities Management Area
 San Luis Obispo County, California

FIGURE 9



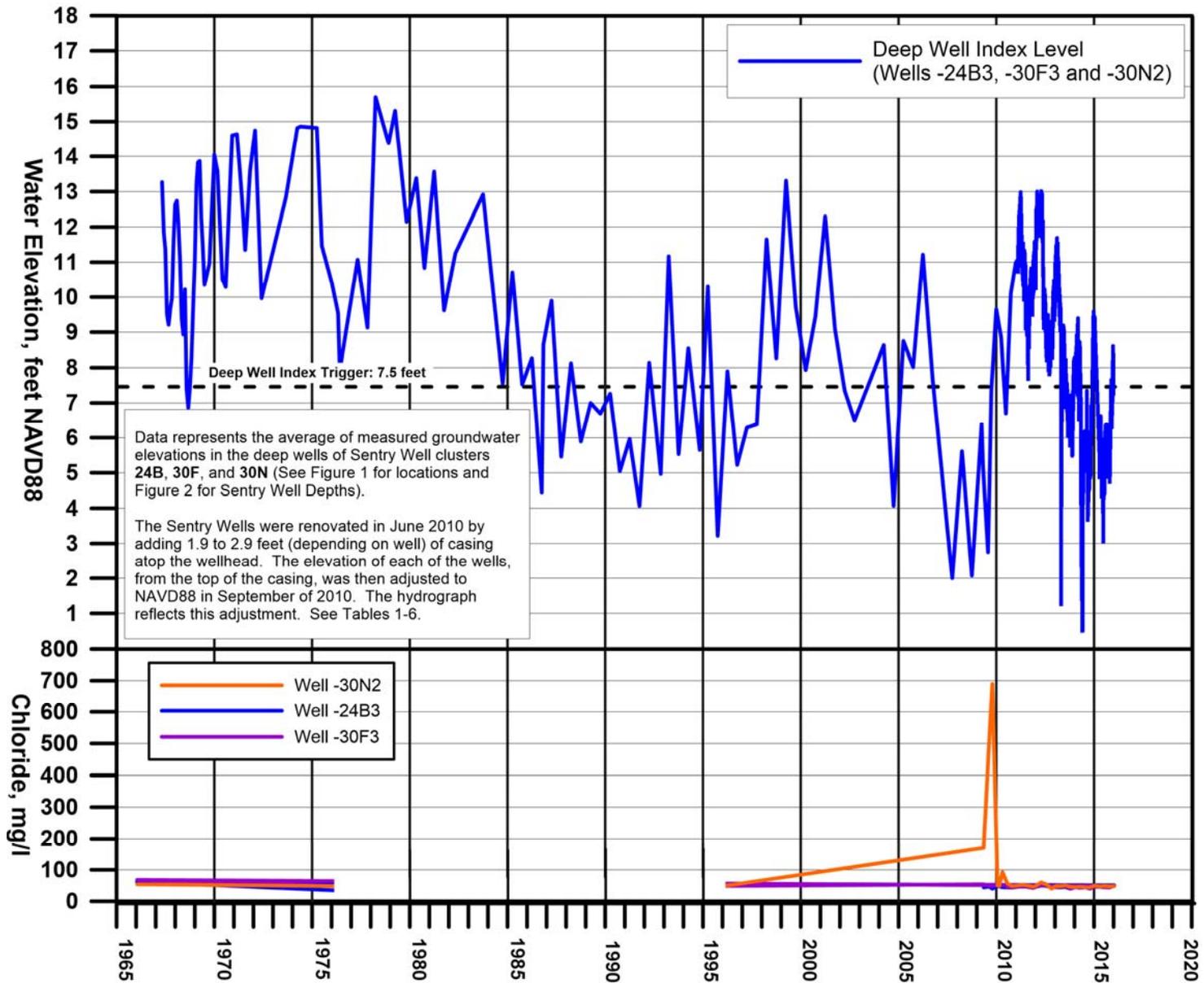
SELECTED HYDROGRAPHS
Northern Cities Management Area
San Luis Obispo County, California

FIGURE 10



SENTRY WELL HYDROGRAPHS
Northern Cities Management Area
San Luis Obispo County, California

FIGURE 11

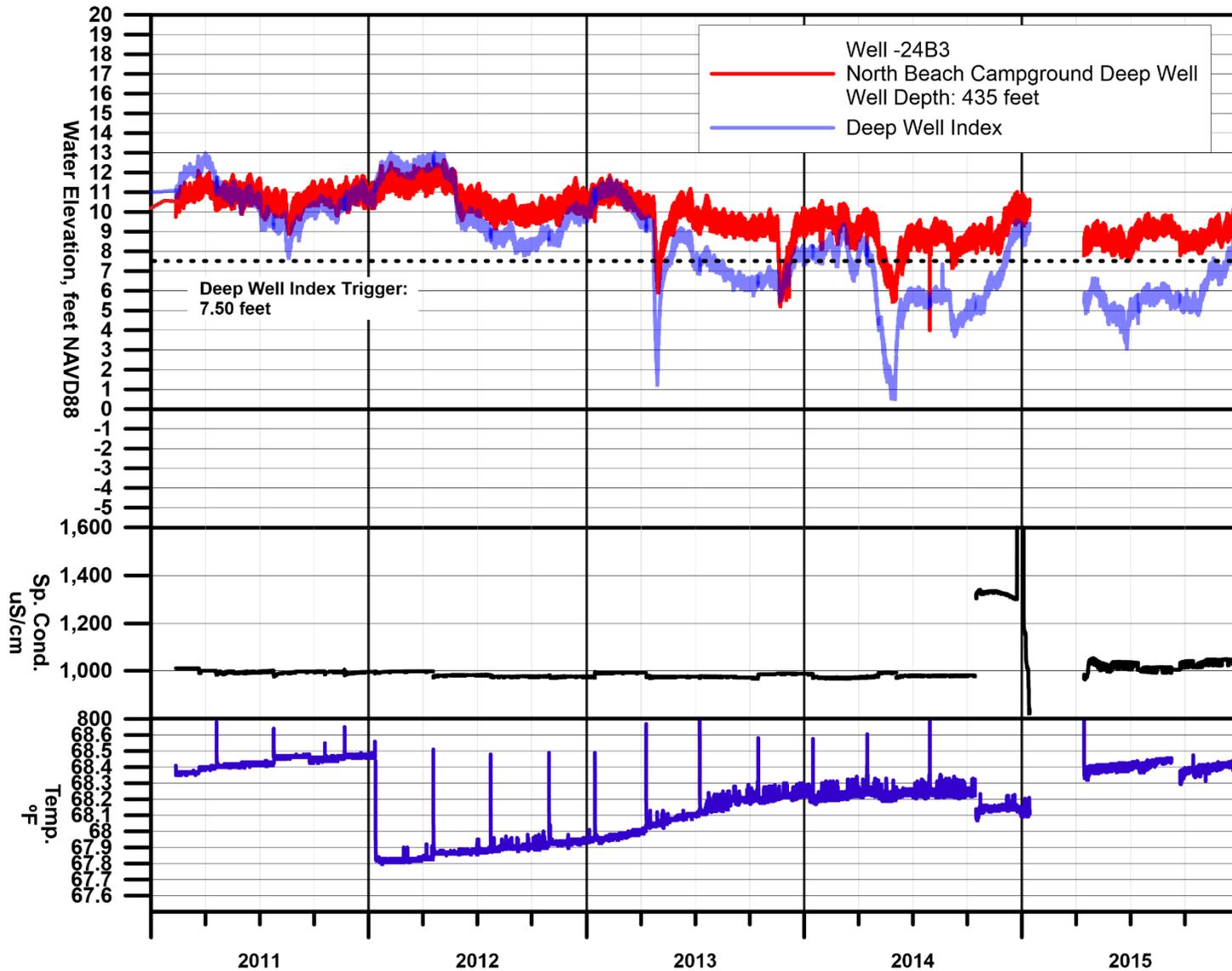


HYDROGRAPH OF AVERAGE DEEP SENTRY WELL ELEVATIONS

Northern Cities Management Area
 San Luis Obispo County, California

FIGURE 12

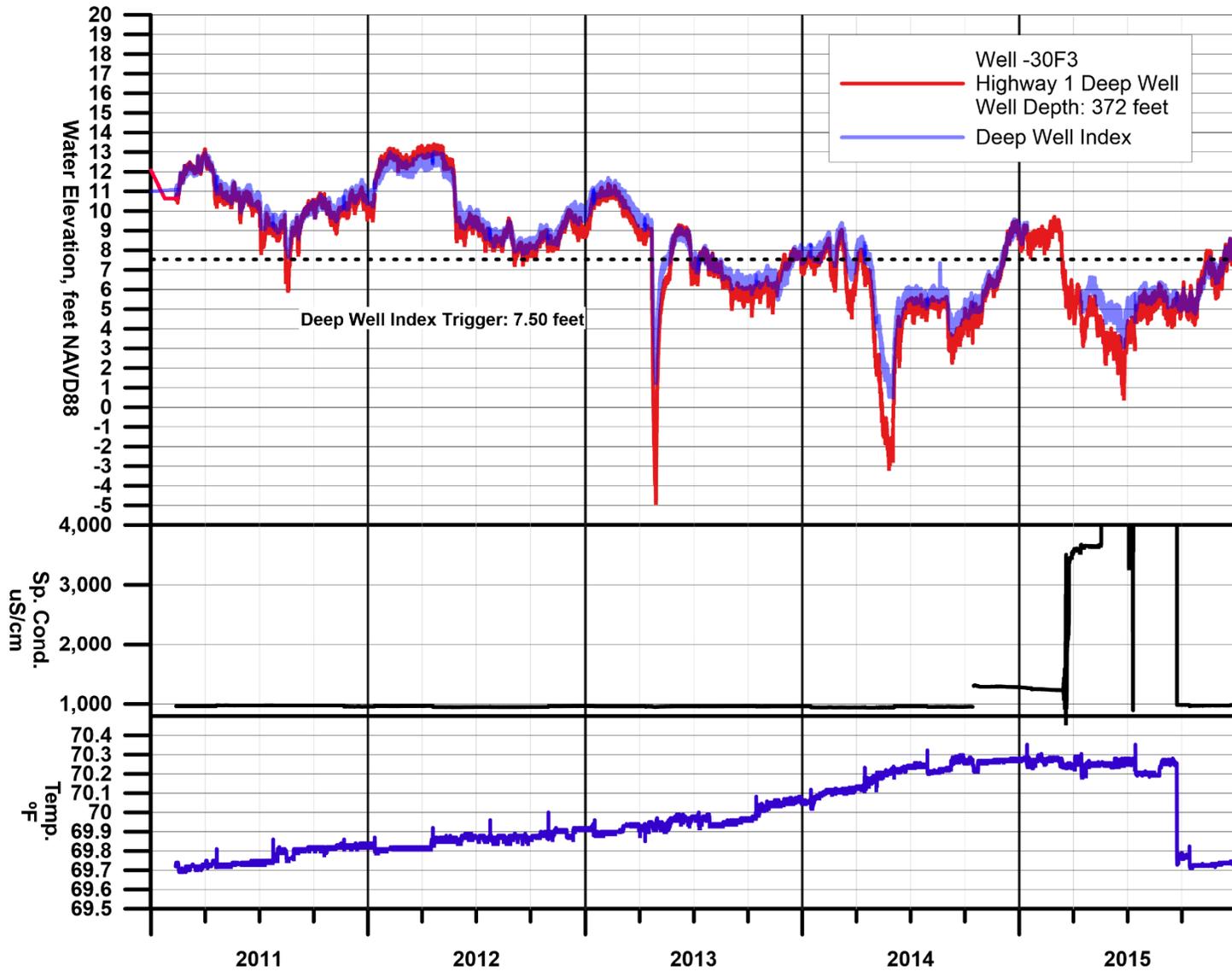




WATER ELEVATION, CONDUCTIVITY, AND TEMPERATURE, WELL 24B03
Northern Cities Management Area
San Luis Obispo County, California

FIGURE 13

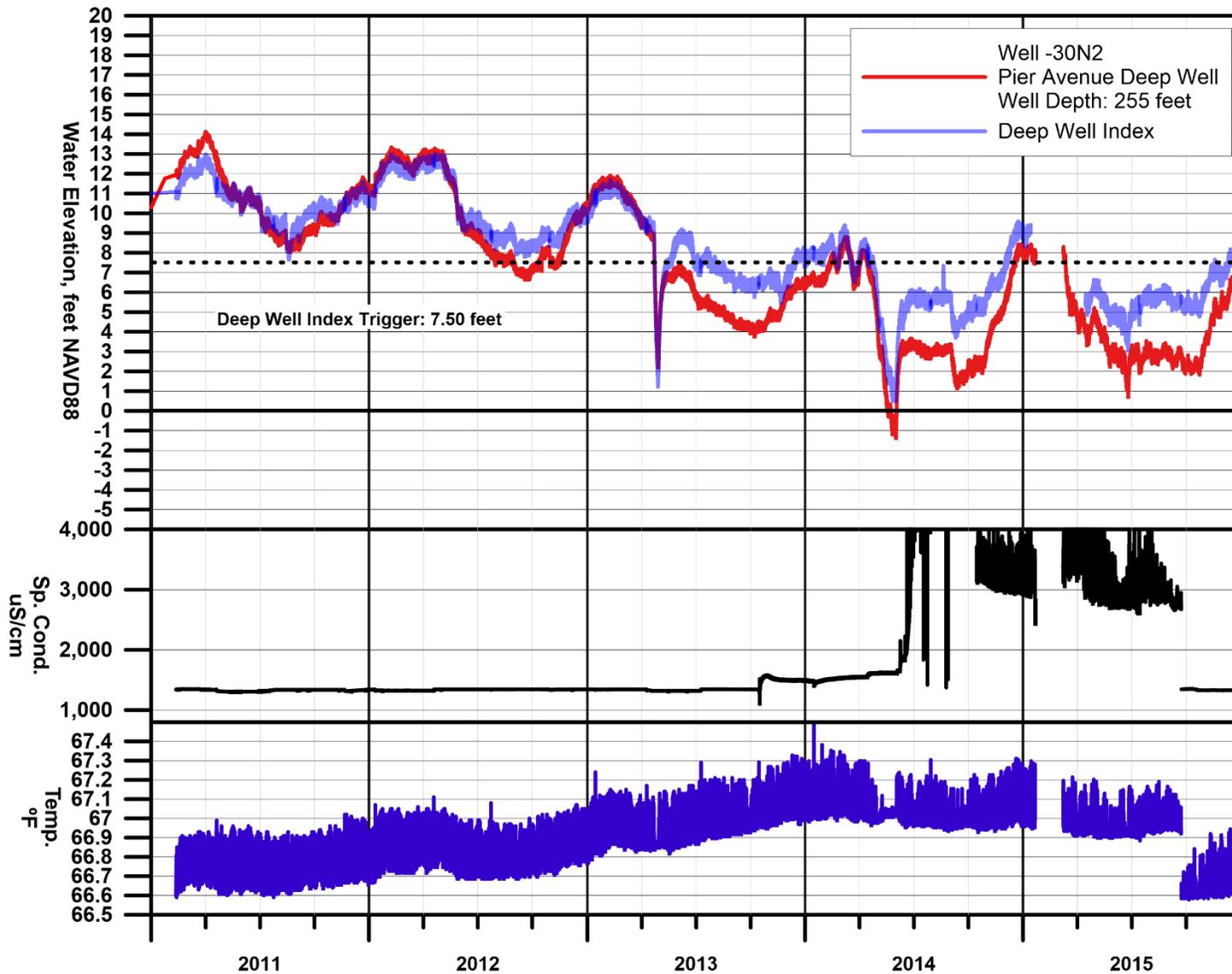




WATER ELEVATION, CONDUCTIVITY, AND TEMPERATURE, WELL 30F03
Northern Cities Management Area
San Luis Obispo County, California

FIGURE 14

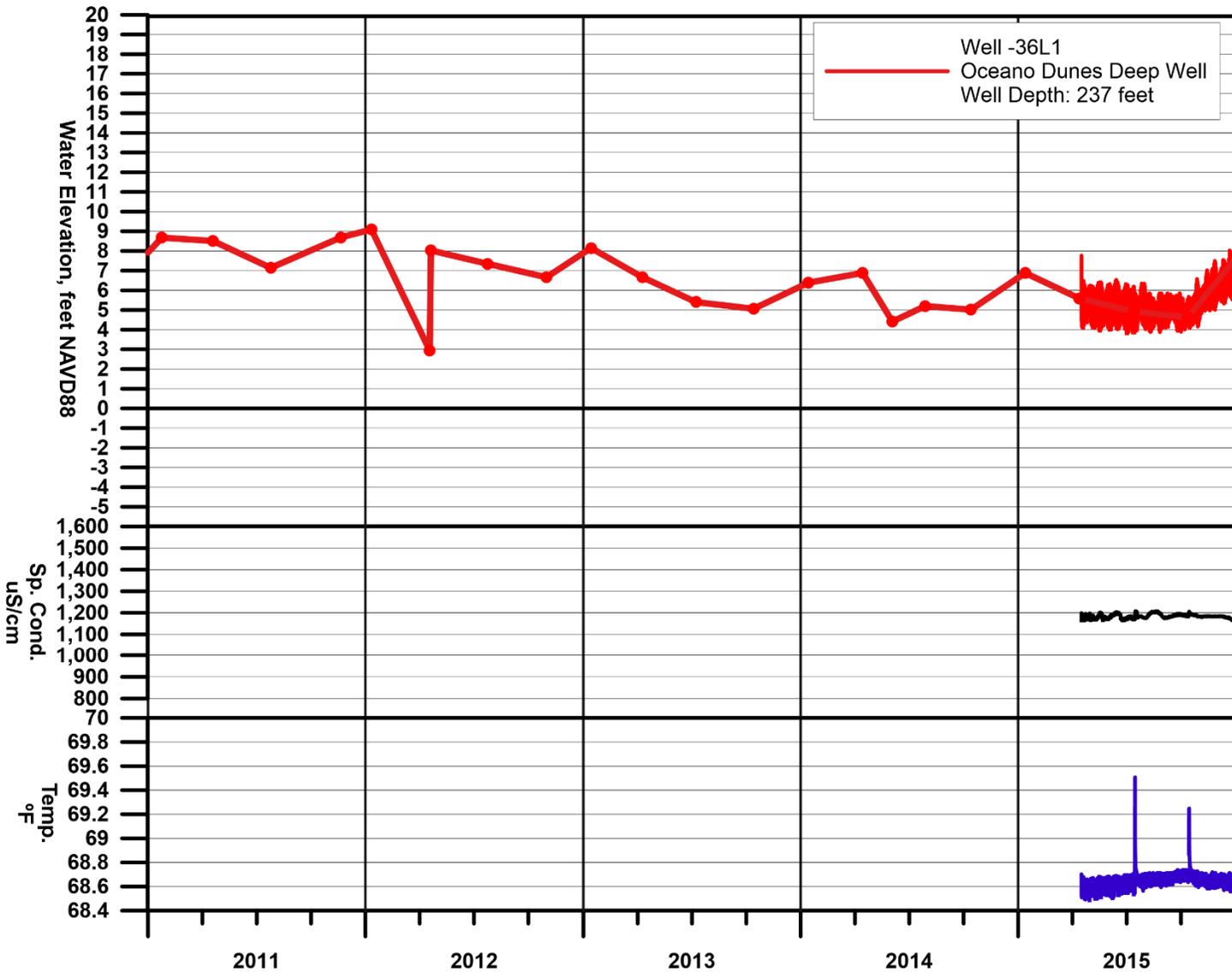




WATER ELEVATION, CONDUCTIVITY, AND TEMPERATURE, WELL 30N02
Northern Cities Management Area
San Luis Obispo County, California

FIGURE 15

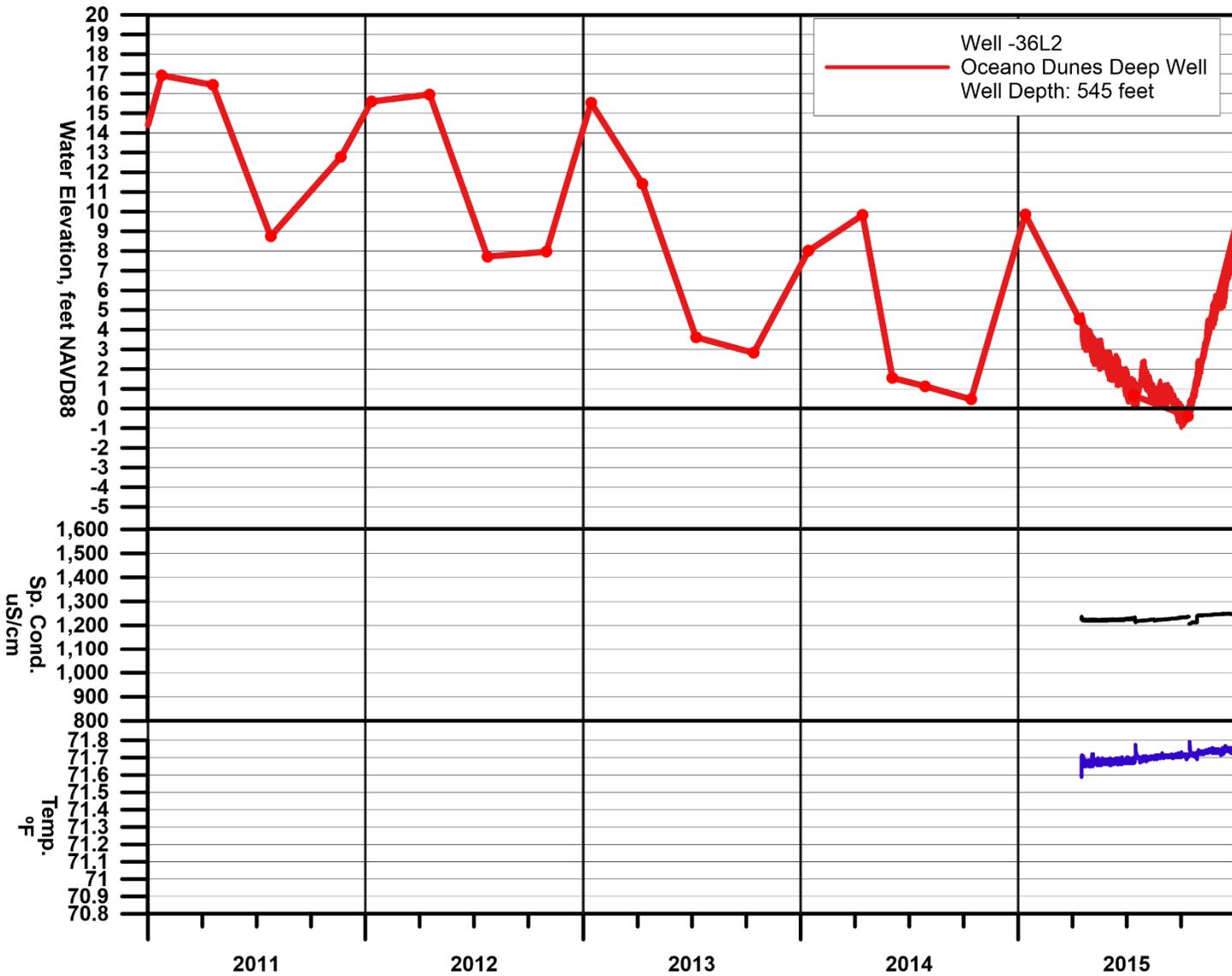




WATER ELEVATION, CONDUCTIVITY, AND TEMPERATURE, WELL 36L01
Northern Cities Management Area
San Luis Obispo County, California

FIGURE 16

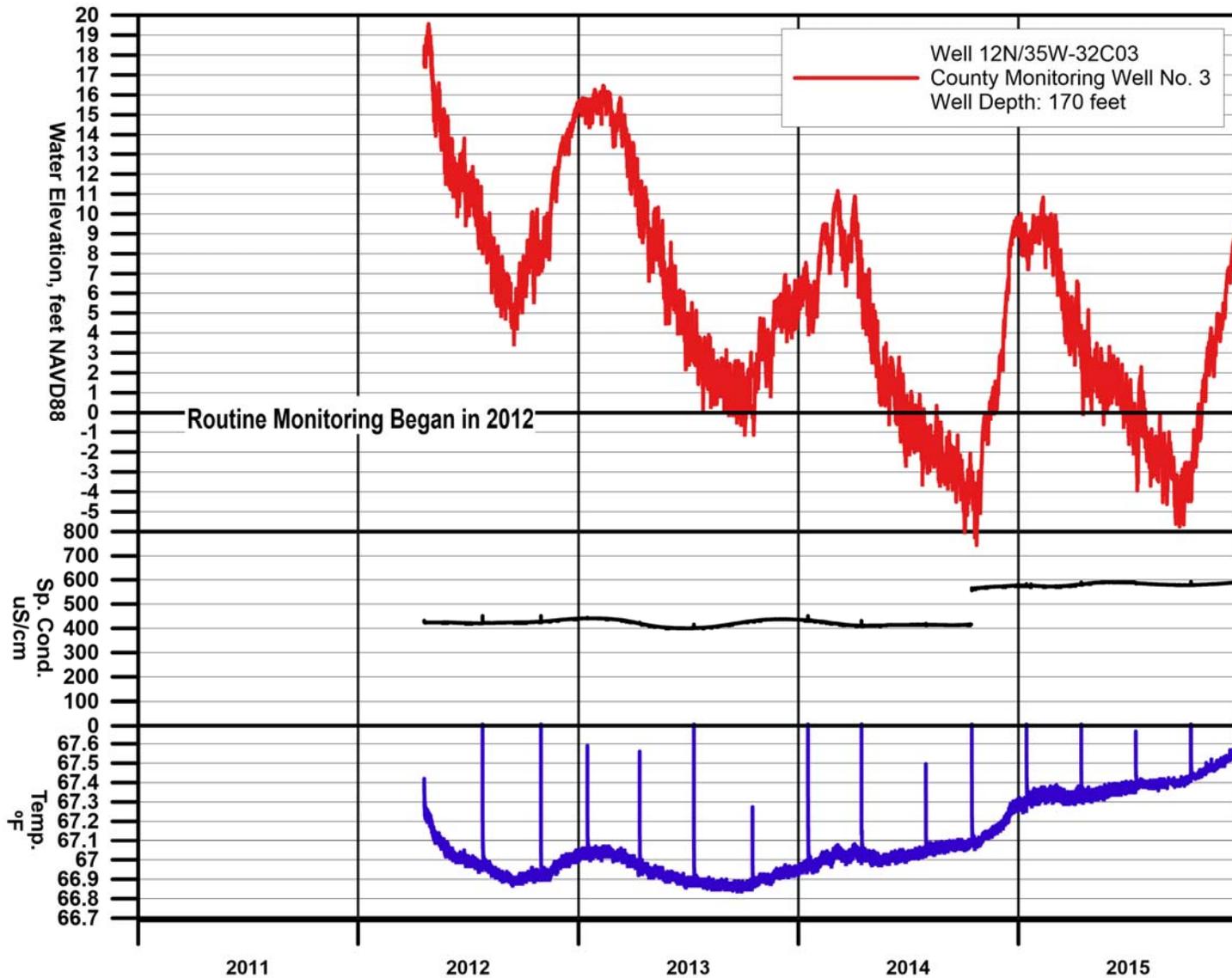




WATER ELEVATION, CONDUCTIVITY, AND TEMPERATURE, WELL 36L02
 Northern Cities Management Area
 San Luis Obispo County, California

FIGURE 17

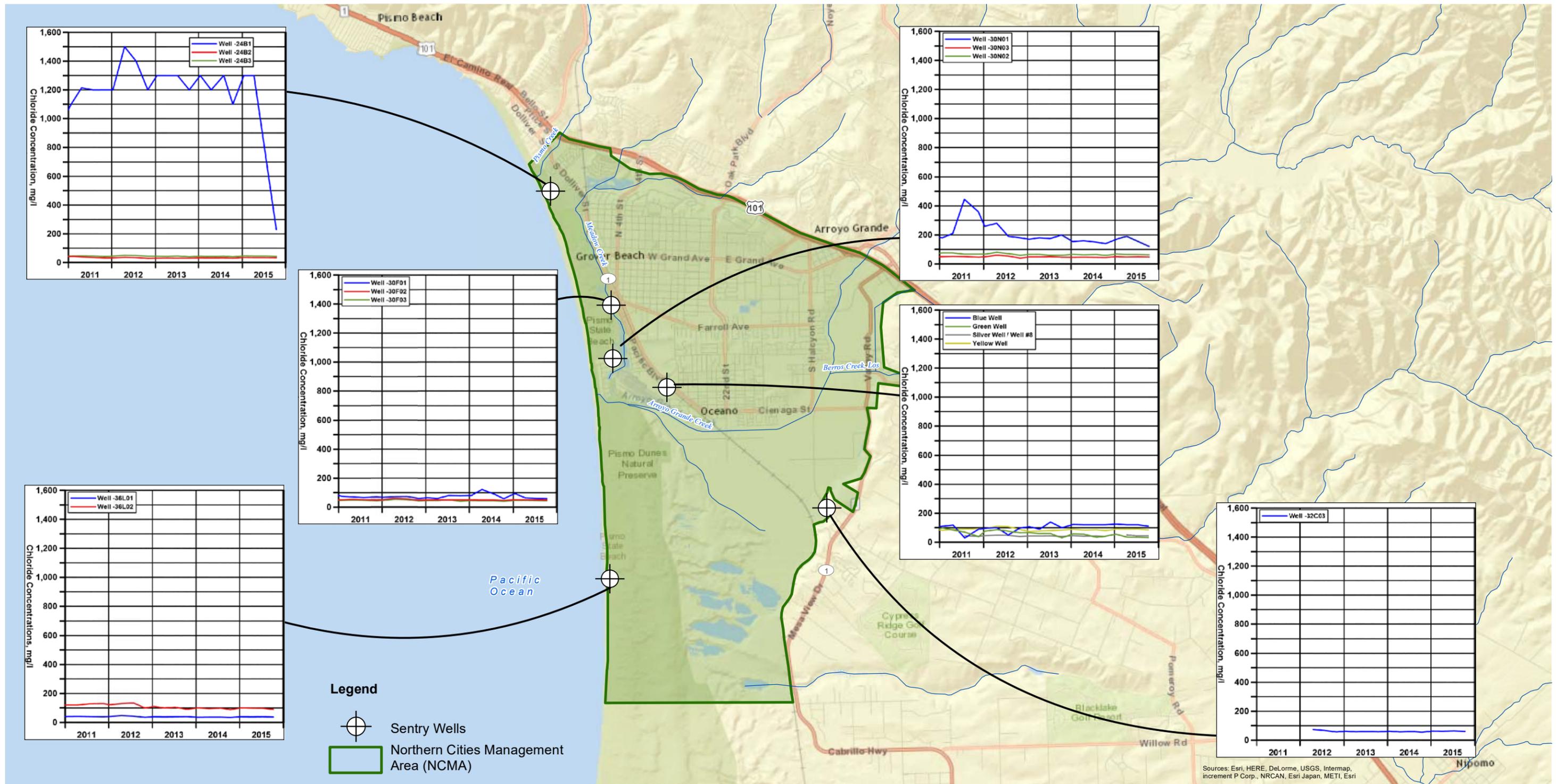




WATER ELEVATION, CONDUCTIVITY, AND TEMPERATURE, WELL 32C03
Northern Cities Management Area
San Luis Obispo County, California

FIGURE 18



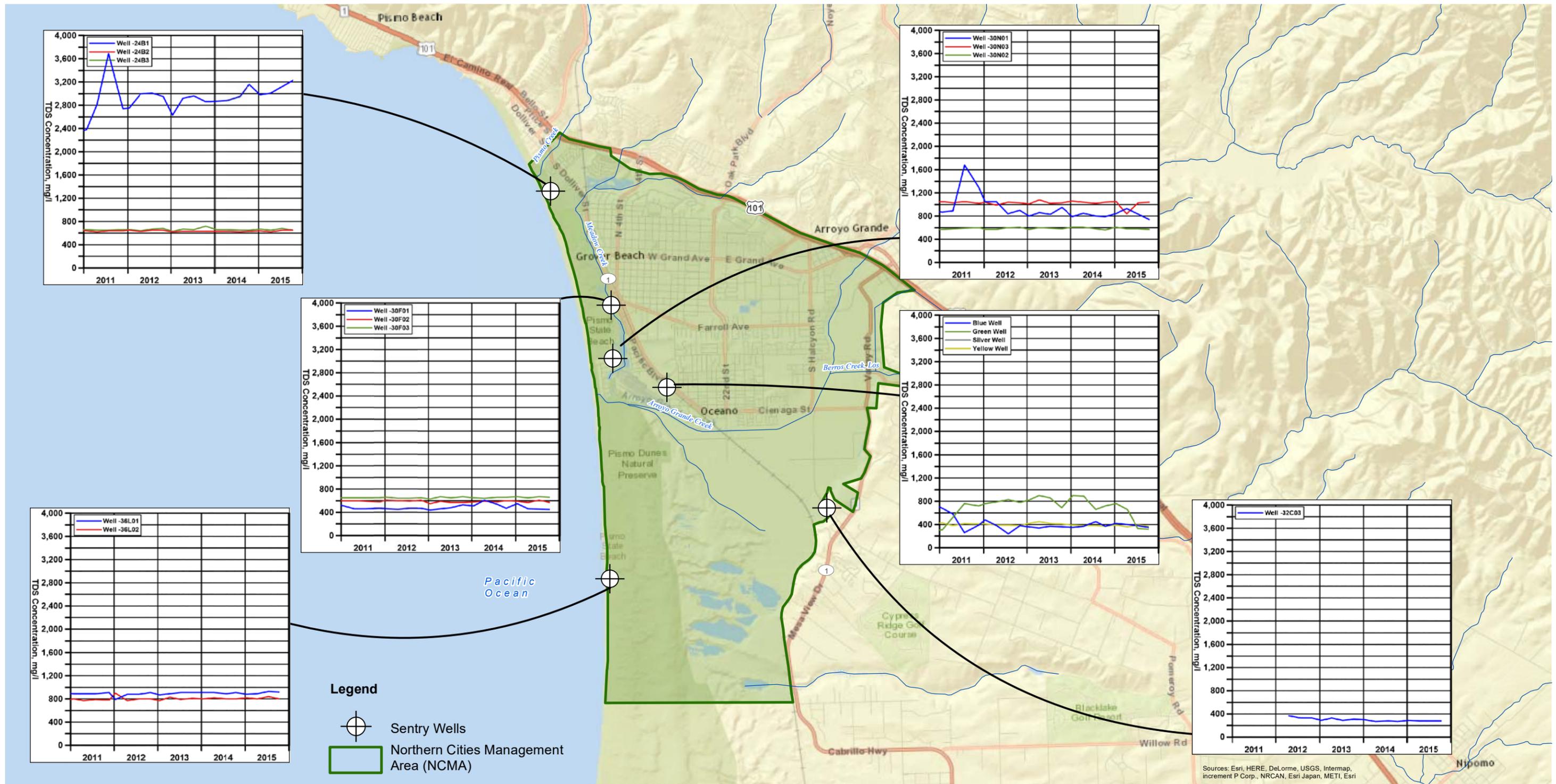


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri

**CHLORIDE CONCENTRATIONS
IN SENTRY WELLS**
Northern Cities Management Area
San Luis Obispo County, California

FIGURE 19

N:\Projects\04_2015\04_6215_0079_NCMA 2015 AGMR\Outputs\2016_04_22_NCMAAnnualReport\mxd\Figure 19 2015 Chloride Concentrations Sentry Wells.mxd, 4/22/2016, CDean

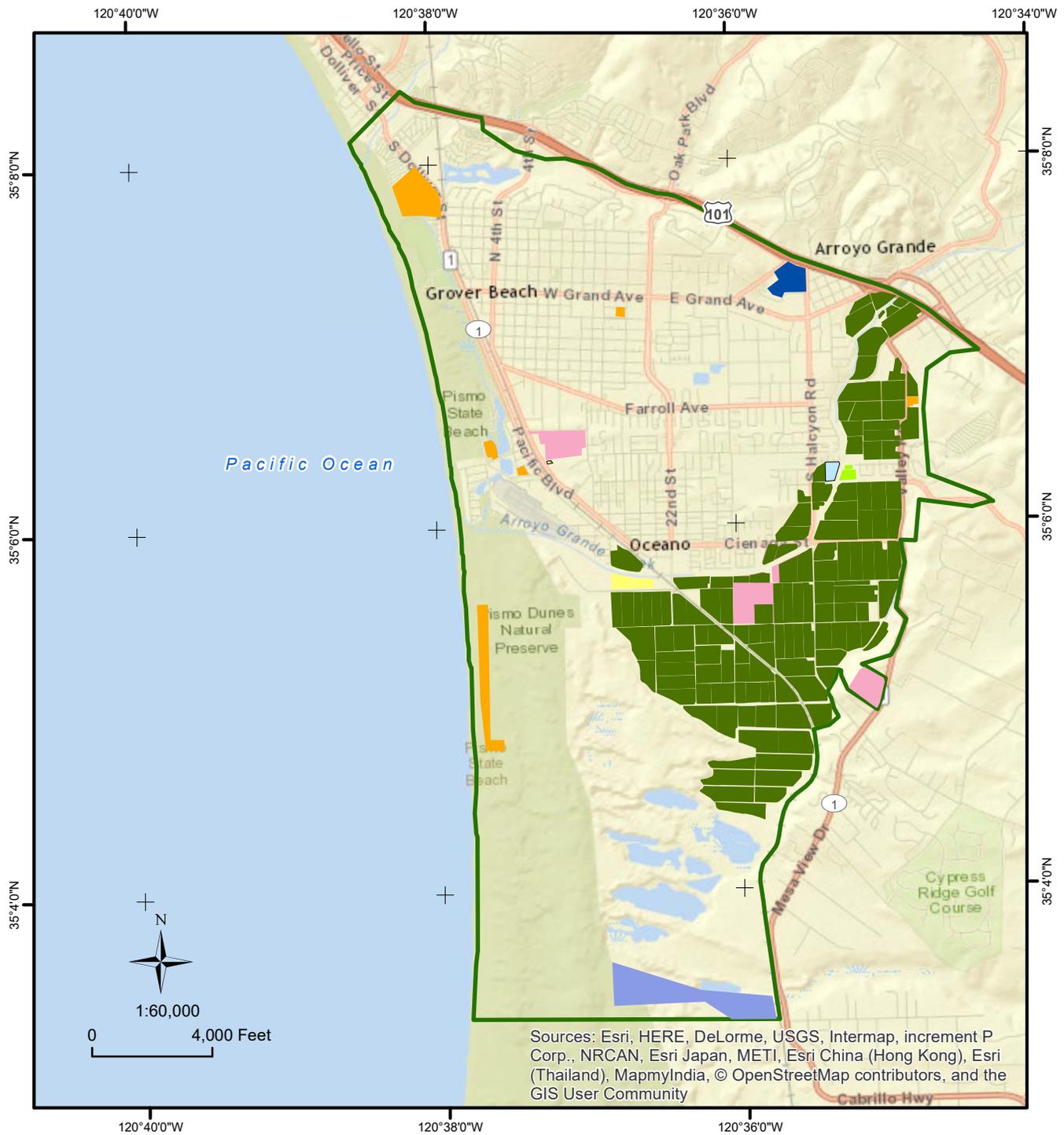


**TOTAL DISSOLVED SOLIDS
CONCENTRATIONS IN SENTRY WELLS**
Northern Cities Management Area
San Luis Obispo County, California

FIGURE 20



N:\Projects\04_2015\04_6215_0079_NCMA 2015 AGMR\Outputs\2016_04_22_NCMAAnnualReport\mxd\Figure 21 2015 NCMA Agricultural Land.mxd_4/22/2016_CDean



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

- Legend**
- Northern Cities Management Area
 - Potato
 - Garden Transplant Plants
 - Rotational Crops
 - Landscape
 - Outdoor Transplant Plants
 - Strawberry
 - Recreation Area
 - Uncultivated Land

NCMA Agricultural Land 2015
 Northern Cities Management Area
 San Luis Obispo County, California

FIGURE 21

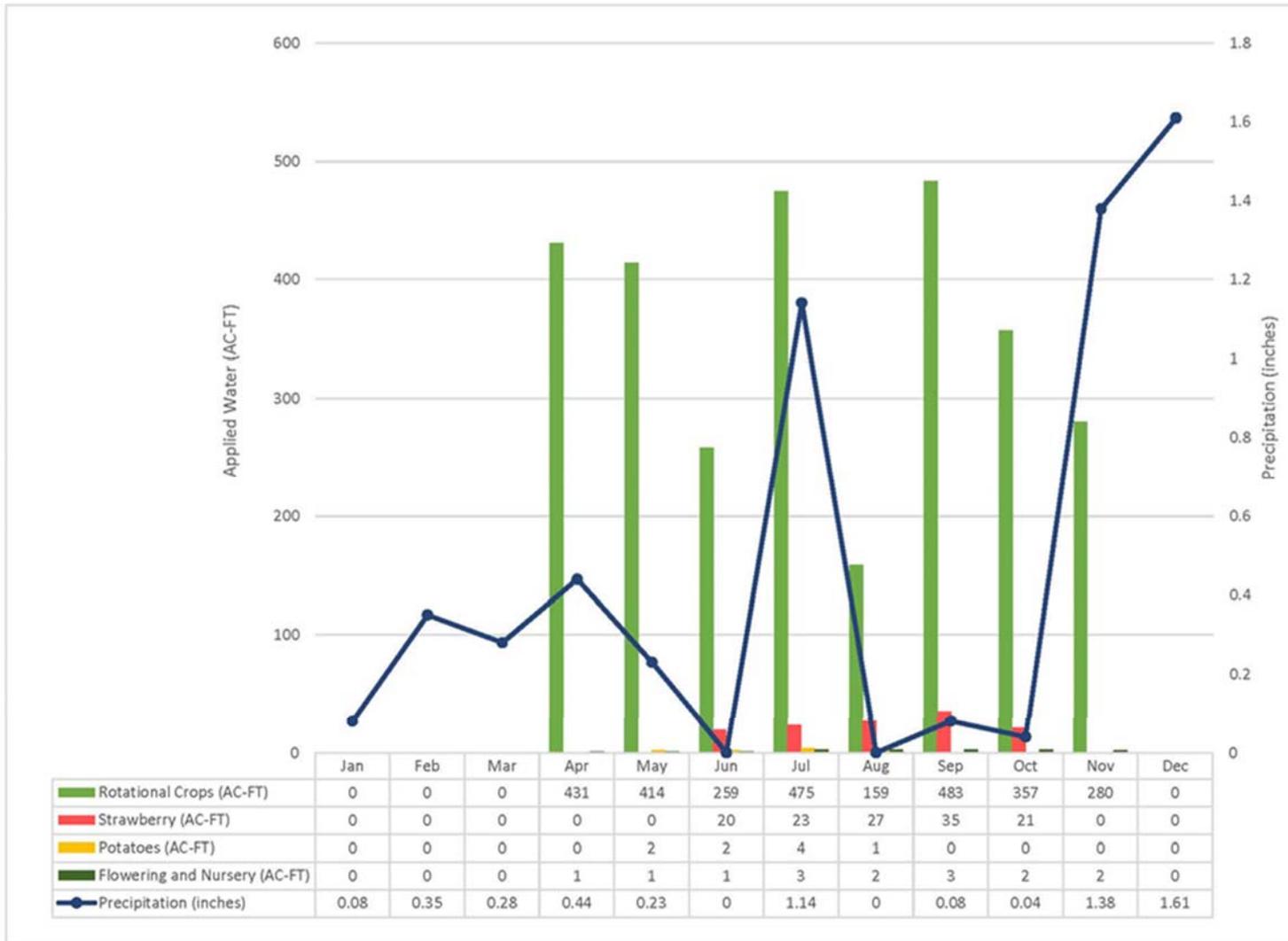
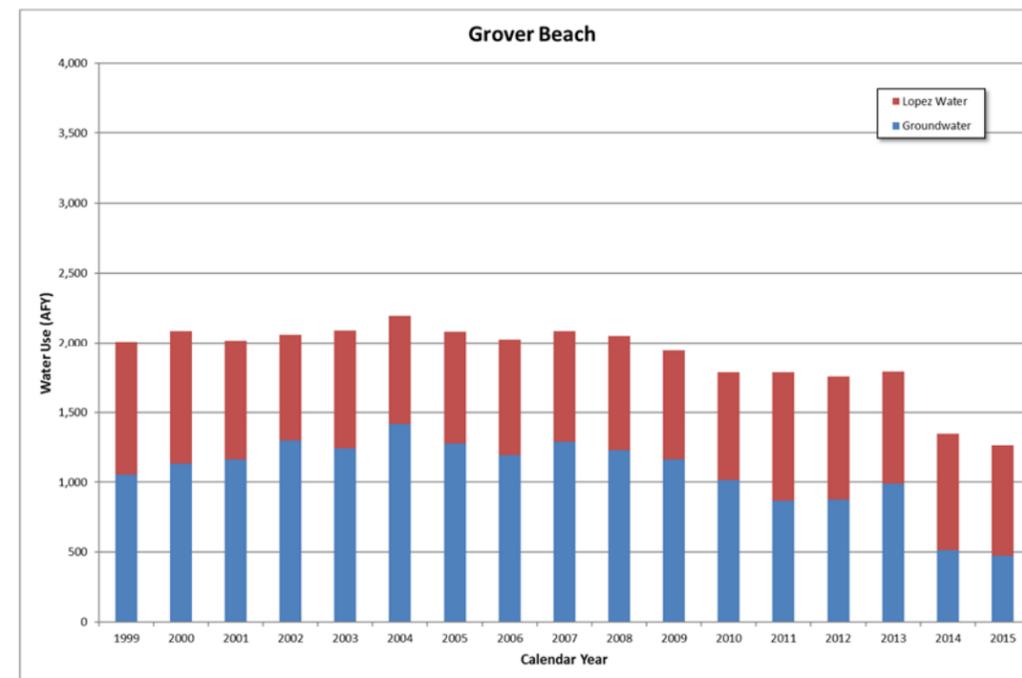
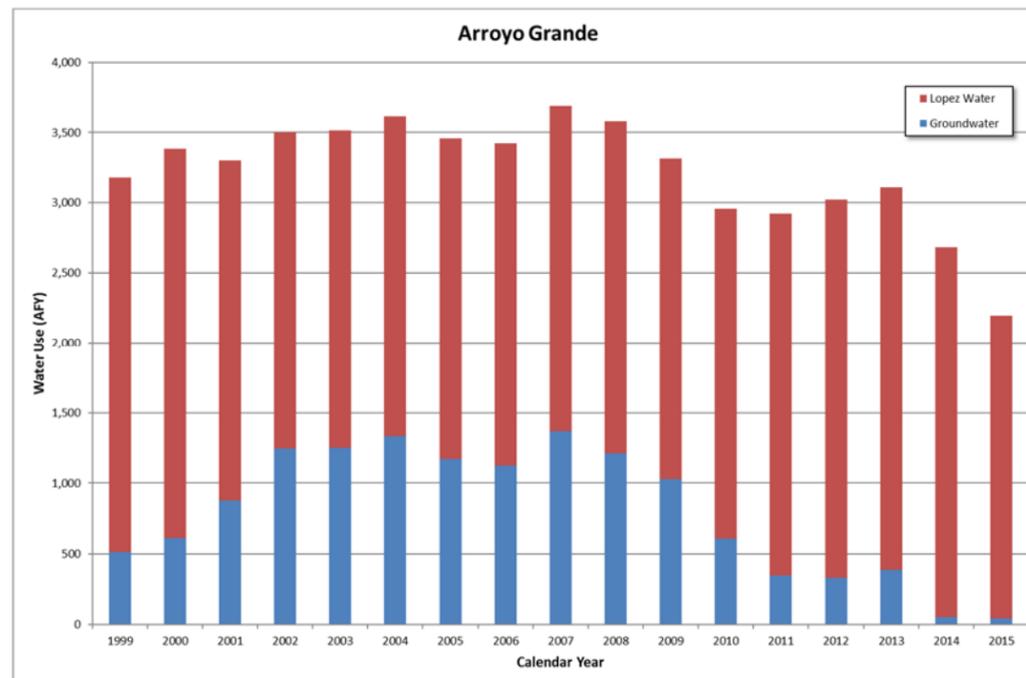
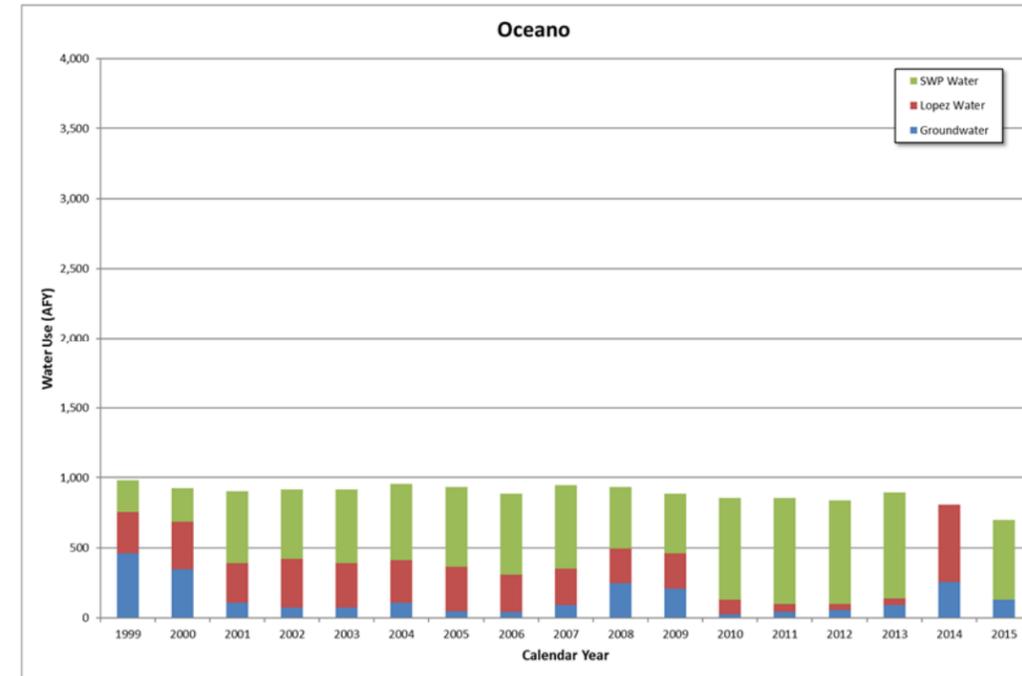
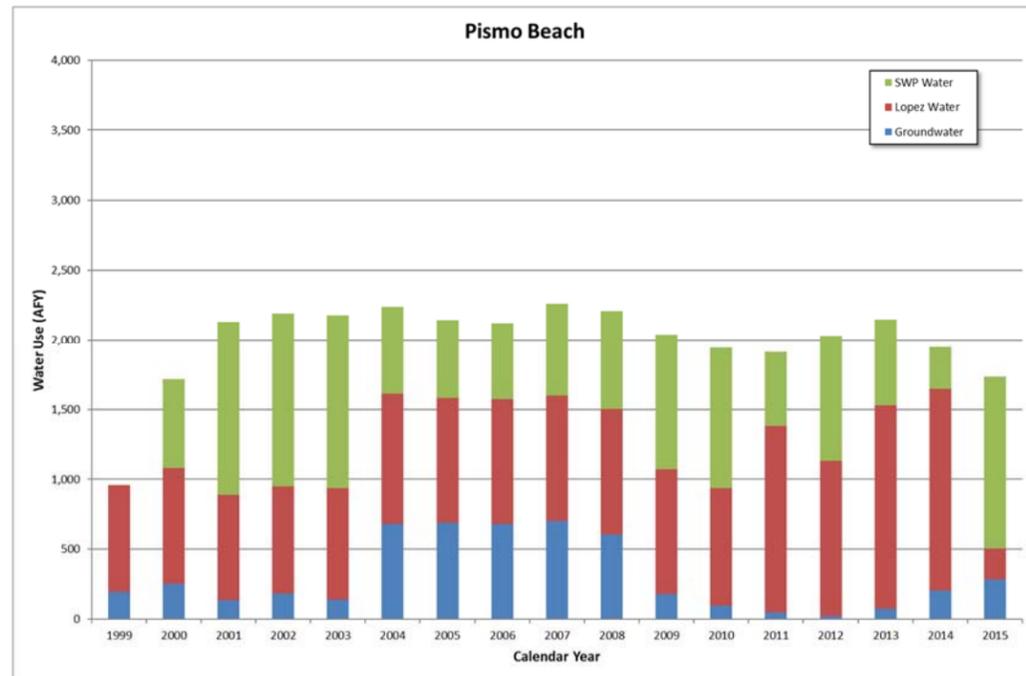


FIGURE 22

2015 NCMA ESTIMATED APPLIED WATER AND MONTHLY PRECIPITATION AT THE CIMIS NIPOMO STATION
 Northern Cities Management Area
 San Luis Obispo County, California





MUNICIPAL WATER USE BY SOURCE
Northern Cities Management Area
San Luis Obispo County, California

FIGURE 23

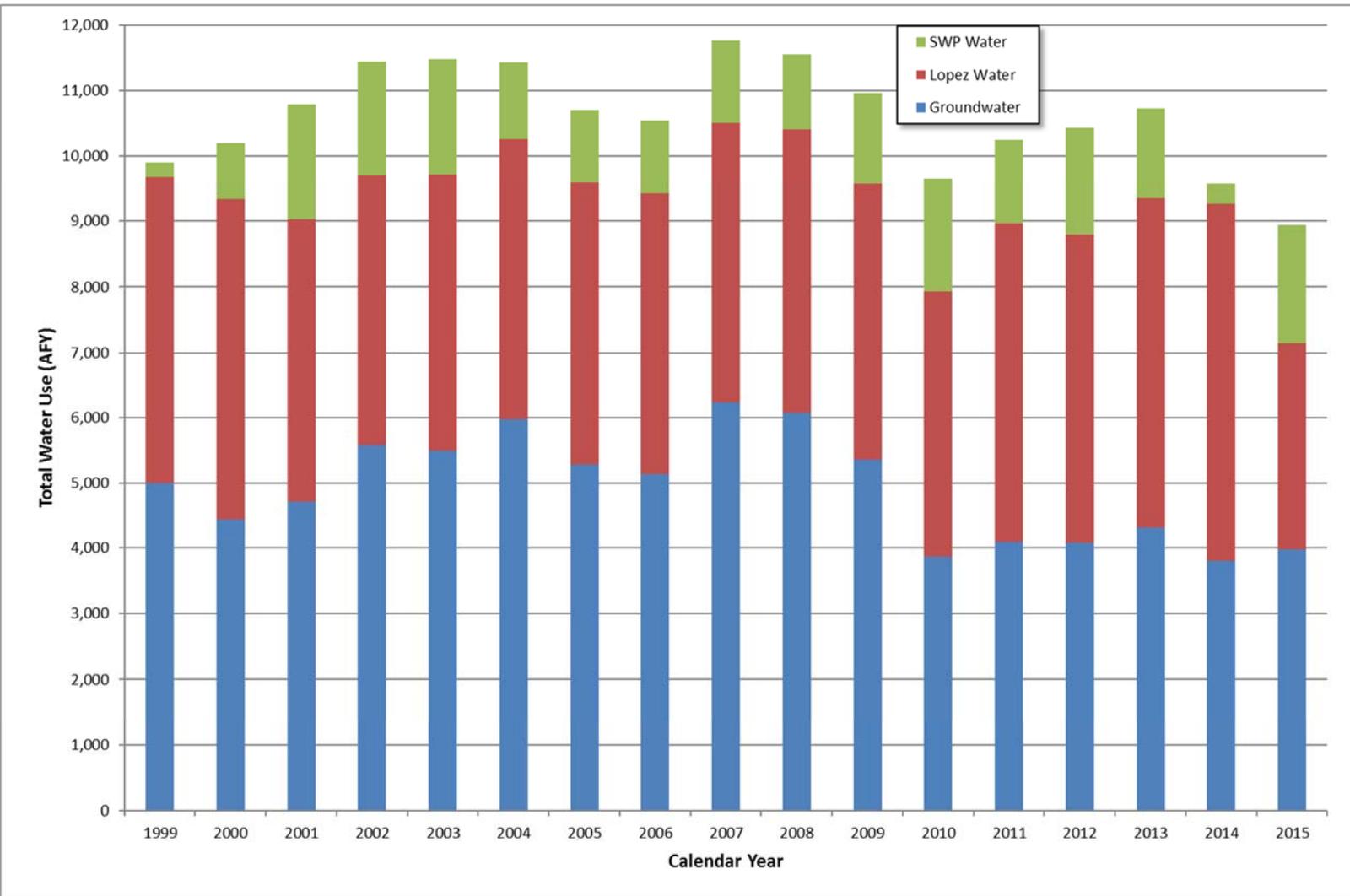
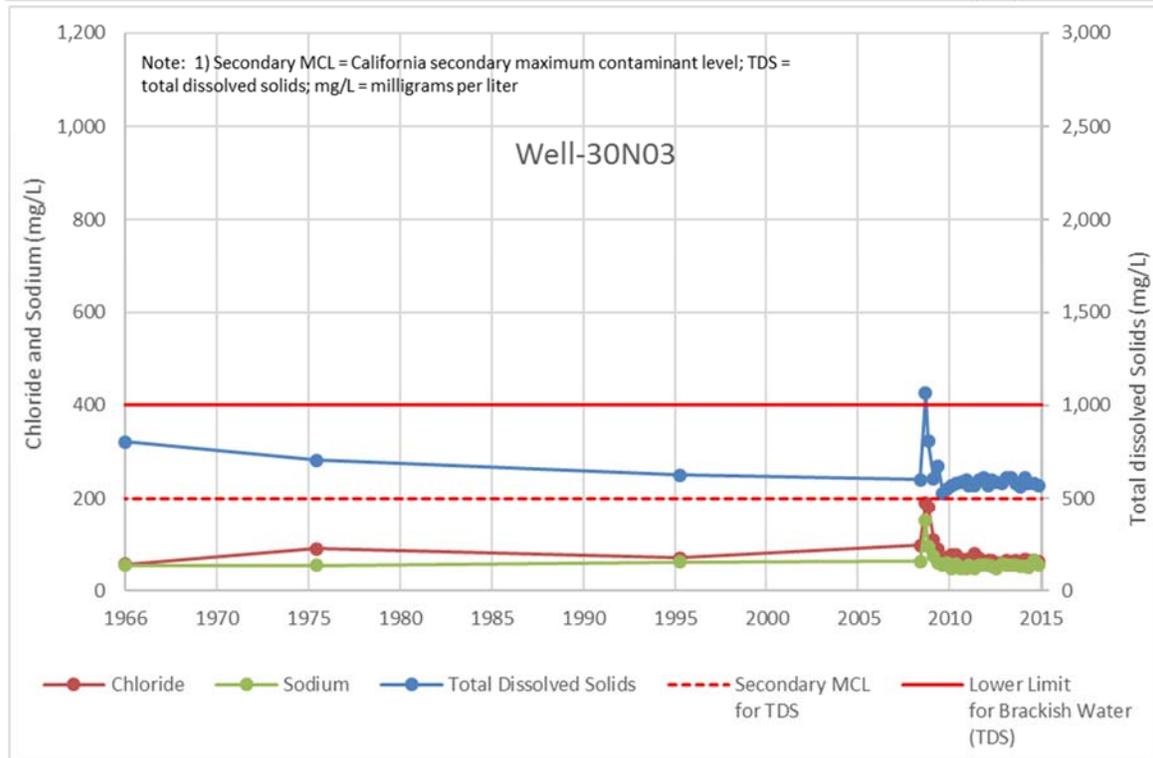
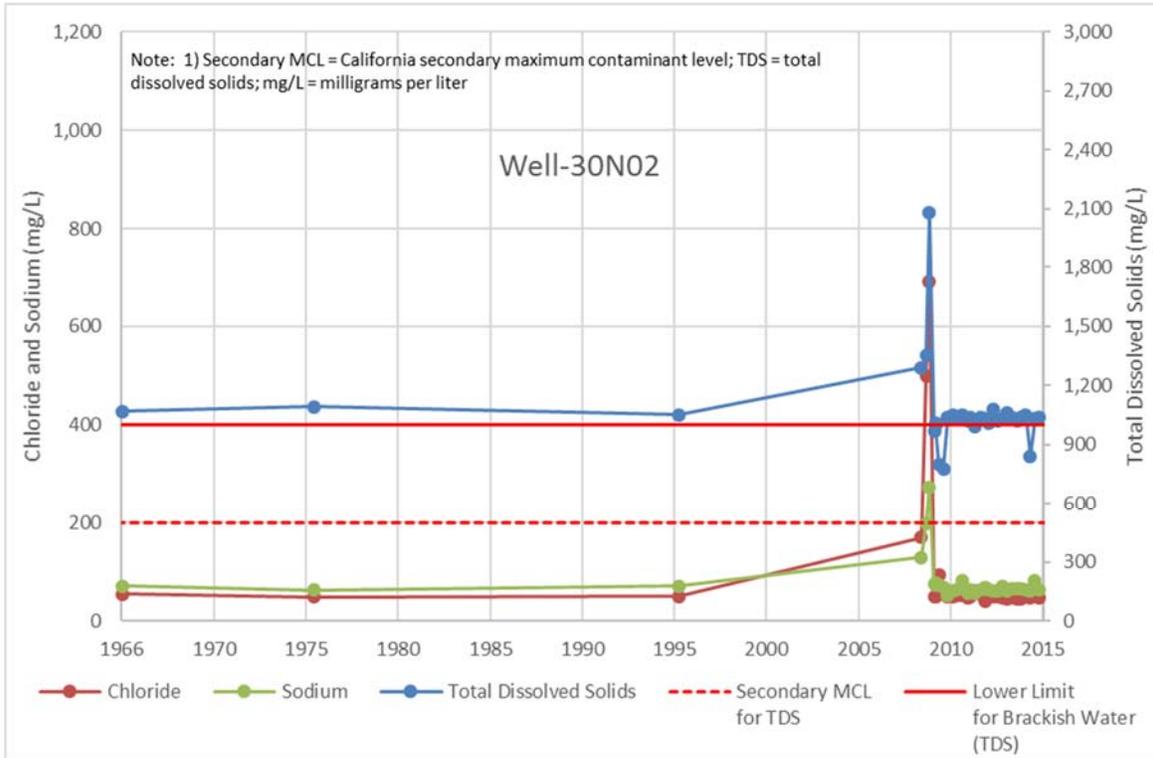


FIGURE 24

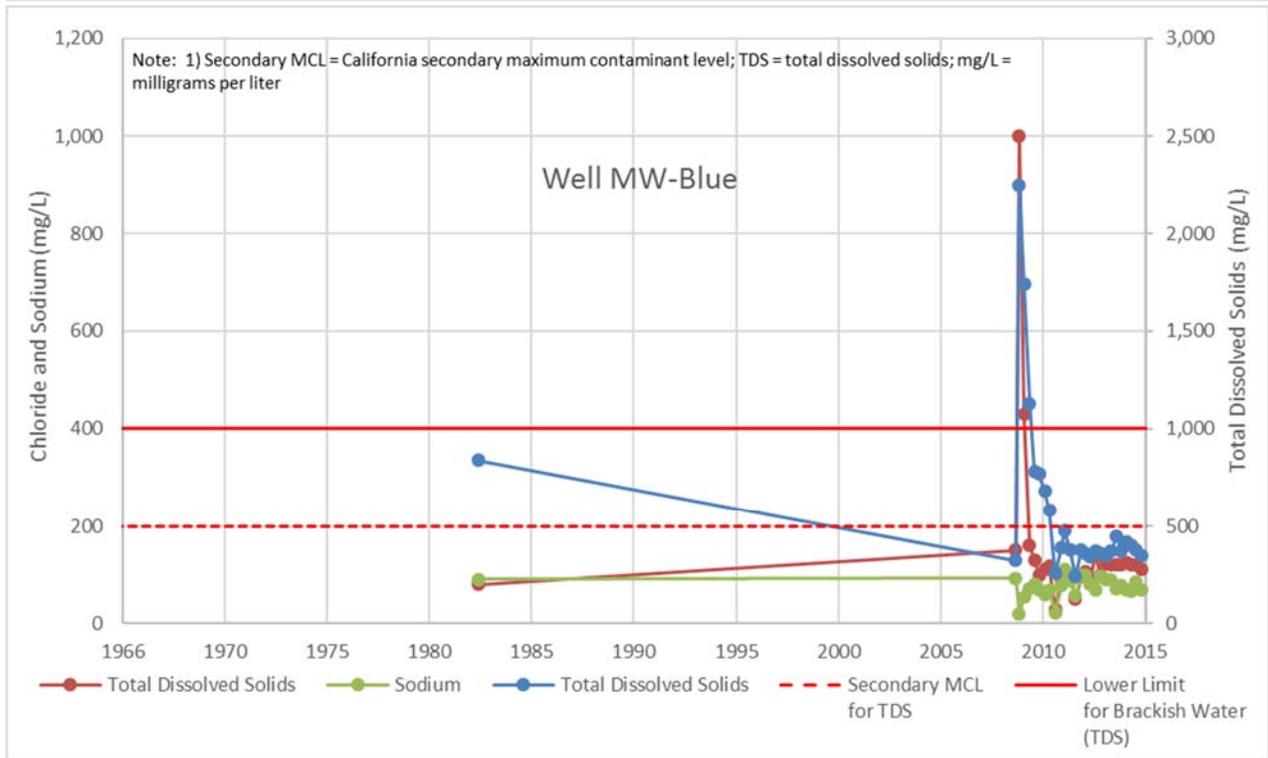
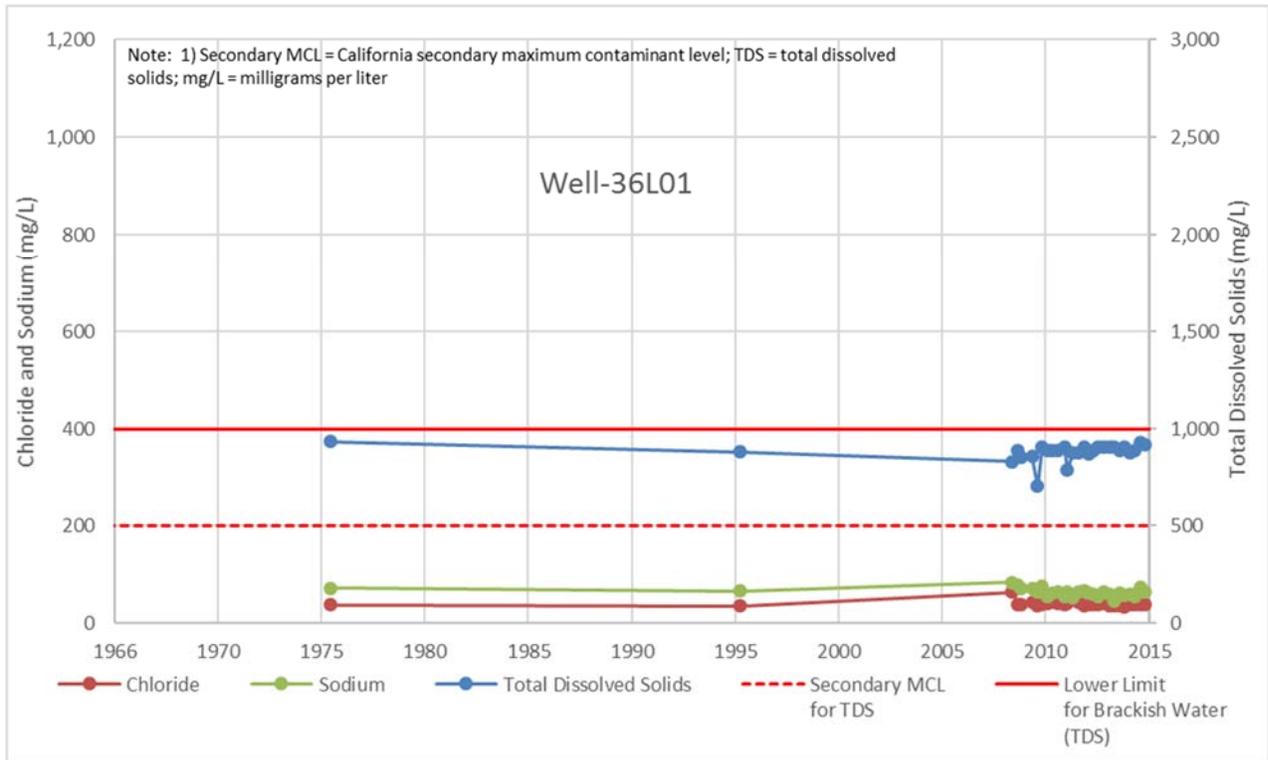
TOTAL WATER USE BY SOURCE
Northern Cities Management Area
San Luis Obispo County, California





Wells 30N03 and 30N02 Historical TDS, Chloride, Sodium
 Northern Cities Management Area
 San Luis Obispo County, California

FIGURE 25



Wells MW-Blue and 36L01 Historical TDS, Chloride, Sodium
 Northern Cities Management Area
 San Luis Obispo County, California

FIGURE 26



APPENDIX A



Table A : Northern Cities Sentry Well Water Quality Data Summary

Well	Construction	Top of Casing Elevation (ft NAVD88)	Date	Depth to Water (feet)	Groundwater Elevation (feet NAVD88)	Total Dissolved Solids (mg/L)	Chloride (mg/L)	Sodium (mg/L)	Potassium (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Bicarbonate (as CaCO3) (mg/L)	Sulfate (mg/L)	Nitrate (as N) (mg/L)	Total Kjeldahl Nitrogen (mg/L)	Boron (mg/L)	Fluoride (mg/L)	Iodide (mg/L)	Manganese (mg/L)	Bromide (mg/L)	Alkalinity, Total (as CaCO3) (mg/L)	Carbonate (as CaCO3) (mg/L)	Hydroxide (as CaCO3) (mg/L)	Specific Conductance (umhos/cm)	Iron (mg/L)	Bromide / Chloride Ratio	Chloride / Bromide Ratio	
32S/12E-24B01	Screened from 48-65' - 2-inch diameter	13.58																										
	Height of steel casing added to the concrete pad elevation	2.88	10/15/2015	NA	NA	3,230	230	560	34	160	170	413	42	<0.05	2.2	0.14	<0.10	0.091	1.1	0.68	413	<10	<10	4,880	0.54	0.0030	338	
	Pad elevation NAVD 88	10.70	10/13/2015	5.73	7.85	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	TOC elevation prior to renovation (Approximate)	10.7	7/14/2015	6.06	7.52	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2015	NA	NA	3,010	1300	510	30	150	160	410	220	<0.05	2.9	0.15	<0.5	0.023	1.0	3.4	410	<10	<10	4,760	0.72	0.0026	382	
			4/14/2015	6.22	7.36	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/14/2015	NA	NA	2,980	1300	520	30	150	170	400	210	<0.25	2.2	0.14	<0.5	<0.021	1.0	2.9	400	<10	<10	4,640	0.52	0.0022	448	
			1/13/2015	5.83	7.75	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/14/2014	5.76	7.82	3,160	1100	530	32	150	170	390	180	0.32	2.2	0.16	<0.5	<0.01	1.1	<0.5	390	<10	<10	4,780	0.67	NA	NA	
			7/30/2014	NA	NA	2,950	1300	520	29	140	170	440	190	<0.25	1.9	0.11	<0.5	0.03	1.1	2.6	440	<10	<10	4,830	0.62	0.0020	500	
			7/29/2014	5.99	7.59	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/4/2014	6.52	7.06	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2014	5.95	7.63	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/16/2014	NA	NA	2,880	1200	560	29	140	140	390	190	<0.05	2.2	0.130	<0.5	0.03	0.92	2.9	390	<10	<10	4,790	0.72	0.0024	414	
			1/15/2014	NA	NA	2,870	1300	540	30	140	160	380	214	<0.25	2.4	0.17	<0.5	<0.01	1.0	3.0	380	<10	<10	4,800	0.71	0.0023	433	
			1/14/2014	5.75	7.83	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/15/2013	NA	NA	2,860	1200	560	31	150	160	380	200	<0.25	2.2	0.13	<0.5	<0.01	1.0	3.0	380	<10	<10	4,810	0.75	0.0025	400	
			10/14/2013	6.07	7.51	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/9/2013	6.09	7.49	2,960	1300	560	32	150	160	395	215	<0.25	2.4	0.16	<0.5	<0.01	1.1	2.0	395	<10	<10	4,850	0.81	0.0015	650	
			4/10/2013	7.00	6.58	2,920	1300	540	30	140	150	410	220	<0.25	1.9	0.16	<0.1	<0.01	1.00	3.5	410	<10	<10	4,830	0.67	0.0027	371	
			1/14/2013	5.72	7.86	2,630	1300	540	30	140	140	410	220	<0.05	2.7	0.15	<0.1	<0.01	0.96	2.8	410	<10	<10	4,790	0.72	0.0022	464	
			10/29/2012	5.92	7.66	2,950	1200	590	34	150	160	360	200	<0.25	2.4	0.18	<0.5	<0.01	1.1	11	360	<10	<10	4,750	0.78	0.0092	109	
			7/23/2012	5.79	7.79	3,010	1400	530	30	120	130	397	210	<0.05	2.1	0.15	<0.1	0.041	0.86	3	397	<10	<10	4,720	1.4	0.0021	467	
			4/18/2012	5.58	8.00	3,000	1500	450	27	120	120	400	230	<0.1	2	0.13	0.13	<0.01	0.89	3.12	400	<10	<10	4,660	0.6	0.0021	481	
			1/11/2012	5.72	7.86	2,750	1200	520	30	140	140	400	170	<0.1	4	0.18	0.1	0.033	0.94	3.2	400	<10	<10	4,560	0.55	0.0027	375	
			11/21/2011	5.80	7.78	2,740	1200	410	25	130	120	380	200	<0.3	2.3	0.13	<0.6	0.053	0.9	2.73	380	<10	<10	4,470	0.7	0.0023	440	
			7/26/2011	6.38	7.20	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/25/2011	NA	NA	3,690	1199.9	530	33	140	150	380	200.2	<0.05	1.8	0.14	<0.1	0.053	0.91	3.281	380	<5	<5	4,900	0.73	0.0027	366	
			4/20/2011	6.40	7.18	2,810	1214	500	27	140	130	400	216	<0.05	1.7	0.24	0.18	0.067	0.95	3.3	400	<2.0	<2.0	4,430	NA	0.0027	368	
			1/24/2011	5.78	7.42	2,380	1100	370	24	110	120	380	180	<0.15	1.8	0.16	<0.3	0.63	0.68	2.8	380	<2.0	<2.0	4,020	0.89	0.0025	393	
			10/28/2010	NA	NA	2,330	960	390	25	140	140	350	160	<0.1	3.9	0.15	<0.1	NA	0.75	2.6	350	<10	<10	3,860	1.3	0.0027	369	
			10/21/2010	6.37	7.21	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/27/2010	6.48	7.1	616	43	52.5	6.21	115	44.7	341	160	<0.10	2.9	0.063	<0.10	0.11	0.274	0.18	341	<1.0	<1.0	1,000	9.34	0.0042	239	
			4/27/2010	3.84	9.74	676	47	54.7	4.60	107	43.6	327	140	<0.10	0.98	0.0714	<0.10	<0.10	0.0458	0.18	327	<1.0	<1.0	990	4.06	0.0038	261	
			1/27/2010	3.13	10.45	694	55	56.2	6.80	123	43.2	340	150	0.40	1.7	0.12	<0.10	0.33	0.875	0.19	340	<1.0	<1.0	1,000	16.6	0.0035	289	
			10/19/2009	2.28	11.30	766	140	121	16.7	111	52.4	303	150	0.25	2.8	0.0959	0.11	<0.10	0.208	0.47	303	<1.0	<1.0	1,200	7.79	0.0034	298	
			8/20/2009	3.25	10.33	705	94	86.8	11.7	116	35.6	286	150	0.21	2.7	NA	<0.10	0.12	0.248	0.38	286	<1.0	<1.0	1,000	7.15	0.0040	247	
			5/12/2009	3.58	10.00	695	100	82.1	13.2	108	45	288	150	NA	NA	NA	0.11	NA	0.66	0.29	288	<1.0	<1.0	1,100	23.9	0.0029	345	
			3/26/1996	NA	NA	1,870	773	380	24.0	125	95	427	154	0.2	NA	0.27	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/9/1976	NA	NA	1,706	667	400	16.2	94	95	474	159	0.4	NA	0.12	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/17/1966	NA	NA	1,700	652	406	20.0	95	83	440	175	1	NA	0.07	0.3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA



Table A : Northern Cities Sentry Well Water Quality Data Summary

Well	Construction	Top of Casing Elevation (ft NAVD88)	Date	Depth to Water (feet)	Groundwater Elevation (feet NAVD88)	Total Dissolved Solids (mg/L)	Chloride (mg/L)	Sodium (mg/L)	Potassium (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Bicarbonate (as CaCO3) (mg/L)	Sulfate (mg/L)	Nitrate (as N) (mg/L)	Total Kjeldahl Nitrogen (mg/L)	Boron (mg/L)	Fluoride (mg/L)	Iodide (mg/L)	Manganese (mg/L)	Bromide (mg/L)	Alkalinity, Total (as CaCO3) (mg/L)	Carbonate (as CaCO3) (mg/L)	Hydroxide (as CaCO3) (mg/L)	Specific Conductance (umhos/cm)	Iron (mg/L)	Bromide / Chloride Ratio	Chloride / Bromide Ratio	
32S/12E-24B02	Screened from 120-145' - 2-inch diameter	13.58																										
	Height of steel casing added to the concrete pad elevation	2.88	10/15/2015	NA	NA	650	34	41	3.8	100	33	306	160	<0.05	<1	0.054	<0.10	0.014	0.18	<0.10	306	<10	<10	950	0.72	NA	NA	
	Pad elevation NAVD 88	10.70	10/13/2015	6.61	6.97	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	TOC elevation prior to renovation (Approximate)	10.7	7/15/2015	NA	NA	650	35	50	3.0	120	36	295	160	<0.05	<1	0.069	<0.1	0.01	0.16	<0.1	295	<10	<10	950	0.69	NA	NA	
			7/14/2015	6.97	6.61	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2015	NA	NA	620	35	40	3.4	100	31	300	170	<0.05	<1	0.066	<0.1	0.01	0.14	<0.1	300	<10	<10	900	0.45	NA	NA	
			4/14/2015	7.13	6.45	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/14/2015	NA	NA	640	36	41	3.3	110	32	290	170	<0.05	<1	0.062	<0.1	<0.01	0.14	<0.1	290	<10	<10	900	0.48	NA	NA	
			1/13/2015	6.28	7.30	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/14/2014	6.61	6.97	630	30	41	3.9	100	32	290	140	<0.05	<1	0.065	<0.1	<0.01	0.15	<0.1	290	<10	<10	940	0.44	NA	NA	
			7/29/2014	NA	NA	620	33	42	3.5	100	33	300	150	<0.05	<1	<0.1	<0.1	<0.01	0.14	<0.1	300	<10	<10	940	0.37	NA	NA	
			7/29/2014	7.05	6.53	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/4/2014	8.25	5.33	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2014	6.55	7.03	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/16/2014	NA	NA	630	32	43	4.3	88	28	300	150	<0.05	<1	0.067	<0.1	<0.01	0.12	<0.1	300	<10	<10	940	0.32	NA	NA	
			1/15/2014	NA	NA	630	33	46	3.9	100	34	290	165	<0.05	<1	<0.05	<0.1	<0.01	0.14	<0.1	290	<10	<10	940	0.37	NA	NA	
			1/14/2014	6.34	7.24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/15/2013	NA	NA	630	30	44	3.8	98	32	290	170	<0.05	<1	<0.05	<0.1	<0.01	0.13	<0.1	290	<10	<10	920	0.39	NA	NA	
			10/14/2013	7.08	6.50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/9/2013	7.17	6.41	630	30	43	3.9	110	33	295	170	<0.05	<1	0.076	<0.1	<0.01	0.14	<0.1	295	<10	<10	940	0.6	NA	NA	
			4/10/2013	6.33	7.25	630	31	44	4	100	32	310	160	<0.05	<1	0.08	<0.1	<0.01	0.13	<0.1	310	<10	<10	940	0.41	NA	NA	
			1/14/2013	5.61	7.97	620	30	43	4	97	31	305	170	<0.05	<1	0.079	<0.1	<0.01	0.12	<0.1	305	<10	<10	950	0.72	NA	NA	
			10/29/2012	5.88	7.7	650	29	45	4.2	100	32	280	160	<0.05	<1	0.074	0.14	<0.01	0.13	<0.1	280	<10	<10	950	0.56	NA	NA	
			7/23/2012	6.12	7.46	650	35	45	4.3	87	27	297	170	<0.05	<1	<0.1	<0.1	<0.01	0.12	<0.1	297	<10	<10	950	0.43	NA	NA	
			4/18/2012	5.48	8.1	630	37	39	3.7	88	28	310	171	<0.1	<1	<0.1	0.16	<0.01	0.099	<0.2	310	<10	<10	950	0.26	NA	NA	
			1/11/2012	5.47	8.11	650	33	46	4.6	110	32	300	150	<0.1	1.3	<0.1	0.21	<0.02	0.13	0.03	300	<10	<10	950	1.7	0.0010	971	
			11/21/2011	5.69	7.89	640	32	39	3.9	93	29	290	150	<0.05	<1	0.064	<0.1	<0.01	0.096	<0.1	290	<10	<10	930	0.32	NA	NA	
			7/26/2011	6.51	7.07	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/25/2011	NA	NA	640	36	48	4.2	97	31	290	165.3	<0.05	<1	<0.1	<0.1	<0.01	0.096	<0.1	290	<5	<5	950	0.88	NA	NA	
			4/20/2011	6.30	7.28	620	39	46	7.4	90	36	320	174	<0.05	<1	0.17	0.14	0.014	<0.005	<0.1	320	<2.0	<2.0	950	NA	NA	NA	
			1/24/2011	5.69	7.53	640	43	44	5.9	87	28	270	170	<0.05	<1.0	0.11	<0.1	0.14	0.085	<0.1	270	<2.0	<2.0	940	1.3	NA	NA	
			10/28/2010	NA	NA	650	43	50	4.5	110	35	270	160	<0.1	<1.0	0.12	<0.1	NA	0.085	<0.3	270	<10	<10	970	0.63	NA	NA	
			10/21/2010	6.79	6.79	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/27/2010	7.05	6.53	598	42	48.9	4.29	111	40.5	318	160	< 0.10	1.3	0.0609	< 0.10	0.11	0.106	0.15	318	< 1.0	< 1.0	980	2.84	0.0036	280	
			4/27/2010	4.34	9.24	668	46	52.7	4.73	111	43.2	349	150	< 0.10	1.3	0.0666	< 0.10	0.14	0.101	0.16	349	< 1.0	< 1.0	980	6.66	0.0035	288	
			1/27/2010	3.38	10.20	622	45	58.0	5.39	115	32.2	270	160	0.18	0.84	0.117	< 0.10	0.14	0.209	0.16	270	< 1.0	< 1.0	920	3.49	0.0036	281	
			10/19/2009	2.26	11.32	600	49	59.1	5.12	112	30.1	281	160	< 0.10	0.98	0.0776	< 0.10	0.14	< 0.10	0.163	0.19	281	< 1.0	< 1.0	870	1.14	0.0039	258
			8/20/2009	4.09	9.49	630	49	63.5	5.85	128	30.1	288	150	< 0.10	0.98	NA	< 0.10	< 0.10	0.203	0.20	288	< 1.0	< 1.0	920	3.22	0.0041	245	
			5/12/2009	4.74	8.84	622	82	67.5	6.33	114	34.5	282	150	NA	NA	NA	0.11	NA	0.252	0.24	282	< 1.0	< 1.0	990	6.76	0.0029	342	
			3/26/1996	NA	NA	652	54	46	5	107	24	344	169	0.2	NA	0.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/9/1976	NA	NA	565	34	52	4	104	27	337	153	0.6	NA	0.02	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/17/1966	NA	NA	651	62	79	5	101	32	380	147	0	NA	0.05	0.3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA



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32S/12E-24B03	Screened from 270-435' - 2-inch diameter	13.58																										
	Height of steel casing added to the concrete pad elevation	2.88	10/15/2015	NA	NA	650	44	48	4.4	100	42	325	160	<0.05	<1	<0.05	<0.10	0.016	0.010	<0.10	325	<10	<10	1,020	0.21	NA	NA	
	Pad elevation NAVD 88	10.70	10/13/2015	4.62	8.96	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	TOC elevation prior to renovation (Approximate)	10.7	7/15/2015	NA	NA	680	46	60	40.0	120	47	333	160	<0.05	<1	0.064	<0.1	0.01	0.010	<0.1	333	<10	<10	1,020	0.20	NA	NA	
			7/14/2015	4.76	8.82	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2015	NA	NA	650	46	44	3.5	96	38	330	170	<0.05	<1	0.061	<0.1	0.012	0.0080	<0.1	330	<10	<10	980	0.17	NA	NA	
			4/14/2015	4.86	8.72	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/14/2015	NA	NA	670	47	48	3.6	110	43	330	170	<0.05	<1	0.052	<0.10	0.01	0.090	<0.1	330	<10	<10	970	0.17	NA	NA	
			1/13/2015	3.59	9.99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/14/2014	4.60	8.98	650	40	48	4.1	100	41	330	142	<0.05	<1	0.061	<0.1	<0.01	0.010	<0.1	330	<10	<10	1,010	0.19	NA	NA	
			7/30/2014	NA	NA	650	45	45	3.1	94	40	390	150	<0.05	<1	<0.1	<0.1	<0.01	<0.005	<0.1	390	<10	<10	1,020	0.19	NA	NA	
			7/29/2014	4.78	8.80	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/4/2014	7.33	6.25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			5/5/2014	5.36	8.22	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2014	3.94	9.64	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/16/2014	NA	NA	660	43	46	4.3	90	35	330	150	0.23	<1	0.056	<0.1	<0.01	<0.005	0.11	330	<10	<10	1,010	0.16	0.0026	391	
			1/15/2014	NA	NA	660	45	52	4.0	100	41	320	165	<0.05	<1	<0.05	<0.1	<0.01	0.0090	<0.1	320	<10	<10	1,010	0.17	NA	NA	
			1/14/2014	3.81	9.77	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/15/2013	NA	NA	720	40	51	4.0	100	40	310	170	<0.05	<1	<0.05	<0.1	<0.01	0.0090	<0.1	310	<10	<10	1,010	0.2	NA	NA	
			10/14/2013	4.50	9.08	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/9/2013	4.48	9.1	660	46	47	3.9	110	41	310	170	<0.05	<1	0.066	<0.1	<0.01	0.0100	<0.1	310	<10	<10	1,010	0.27	NA	NA	
			4/10/2013	3.41	10.17	670	44	46	3.8	96	38	320	160	<0.05	<1	0.071	<0.1	<0.01	0.0080	<0.1	320	<10	<10	1,010	0.19	NA	NA	
			1/14/2013	2.48	11.1	630	45	47	3.9	96	37	320	170	<0.05	<1	0.065	<0.1	<0.01	0.0080	<0.1	320	<10	<10	1,010	0.26	NA	NA	
			10/29/2012	3.01	10.57	680	45	49	4.1	100	39	305	158	<0.05	<1	0.069	0.1	<0.01	0.0090	<0.1	305	<10	<10	1,010	0.22	NA	NA	
			7/23/2012	2.98	10.6	670	49	47	4.1	86	35	318	170	<0.05	<1	<0.1	<0.1	<0.01	0.0150	<0.1	318	<10	<10	1,010	0.24	NA	NA	
			4/18/2012	1.93	11.65	640	50	40	3.4	84	33	320	160	<0.1	<1	<0.1	<0.2	<0.01	0.0070	<0.2	320	<10	<10	1,010	0.23	NA	NA	
			1/12/2012	2.15	11.43	660	46	48	3.2	92	36	300	150	<0.1	<1	<0.1	0.35	<0.02	0.0080	<0.2	300	<10	<10	1,000	0.15	NA	NA	
			11/21/2011	2.93	10.65	660	43	41	3.7	91	34	310	150	<0.05	1.6	0.046	<0.1	0.014	0.0090	<0.1	310	<10	<10	970	0.12	NA	NA	
			7/26/2011	3.17	10.41	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/25/2011	NA	NA	650	46.3	50	6.0	98	38	310	159.6	<0.05	<1	<0.1	<0.1	0.011	0.0100	<0.1	310	<5	<5	1,010	0.21	NA	NA	
			4/20/2011	3.25	10.33	650	47	48	4.6	95	31	310	168	<0.05	<1	0.11	0.08	0.015	0.0080	<0.1	310	<2.0	<2.0	1,020	NA	NA	NA	
			1/24/2011	2.65	10.58	660	46	44	5.6	87	33	320	160	<0.05	<1.0	NA	<0.1	0.15	0.0096	<0.1	320	<2.0	<2.0	1,020	0.22	NA	NA	
			10/28/2010	NA	NA	660	44	48	3.8	110	39	315	50	<0.1	<1.0	0.089	<0.1	NA	0.0120	<0.3	315	<10	<10	1,020	0.55	NA	NA	
			10/21/2010	4.60	8.98	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/27/2010	4.54	9.04	610	44	51.4	8.34	112	41.6	328	160	<0.10	1.8	0.0533	<0.10	0.17	0.0602	0.16	328	<1.0	<1.0	1,000	6.7	0.0036	275	
			4/27/2010	1.43	12.15	666	45	53.2	4.84	118	44	357	150	<0.10	1.5	0.0636	<0.10	0.1	0.0519	0.17	357	<1.0	<1.0	980	9.71	0.0038	265	
			1/27/2010	0.94	12.64	672	48	56.4	5.40	119	43.4	336	150	<0.10	1.4	0.101	<0.10	0.15	0.140	0.15	336	<1.0	<1.0	1,000	5.18	0.0031	320	
			10/19/2009	0.81	12.77	622	40	55.1	3.93	110	42.6	342	160	<0.10	<0.50	0.0613	<0.10	0.13	0.0181	0.14	342	<1.0	<1.0	880	0.343	0.0035	286	
			8/19/2009	4.18	9.40	680	47	54.9	5.21	128	43.4	337	150	<0.10	2.2	NA	<0.10	0.66	0.182	0.15	337	<1.0	<1.0	1,000	14.3	0.0032	313	
			5/12/2009	3.18	10.40	645	44	53.2	4.53	108	41.8	332	140	NA	NA	NA	<0.10	NA	0.124	0.16	332	<1.0	<1.0	1,000	5.9	0.0036	275	
			3/26/1996	NA	NA	646	41	52	4.3	104	42	412	164	0.2	NA	0.12	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
			6/9/1976	NA	NA	569	36	53	3.7	85	39	330	165	0	NA	0.06	0.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
			1/17/1966	NA	NA	670	79	74	5	103	36	345	158	1	NA	0	0.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	



Table A : Northern Cities Sentry Well Water Quality Data Summary

Well	Construction	Top of Casing Elevation (ft NAVD88)	Date	Depth to Water (feet)	Groundwater Elevation (feet NAVD88)	Total Dissolved Solids (mg/L)	Chloride (mg/L)	Sodium (mg/L)	Potassium (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Bicarbonate (as CaCO3) (mg/L)	Sulfate (mg/L)	Nitrate (as N) (mg/L)	Total Kjeldahl Nitrogen (mg/L)	Boron (mg/L)	Fluoride (mg/L)	Iodide (mg/L)	Manganese (mg/L)	Bromide (mg/L)	Alkalinity, Total (as CaCO3) (mg/L)	Carbonate (as CaCO3) (mg/L)	Hydroxide (as CaCO3) (mg/L)	Specific Conductance (umhos/cm)	Iron (mg/L)	Bromide / Chloride Ratio	Chloride / Bromide Ratio	
32S/13E-30F01	Screened from 15- 30 and 40-55' - 1-inch diameter	23.16																										
	Height of steel casing added to the concrete pad elevation	2.80	10/14/2015	NA	NA	450	58	61	2.1	39	19	87	120	13	<1	0.084	<0.10	<0.01	<0.005	0.18	87	<10	<10	700	<0.05	0.0031	322	
	Pad elevation NAVD 88	20.36	10/13/2015	17.11	6.05	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	TOC elevation prior to renovation (Approximate)	20.4	7/14/2015	16.93	6.23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2015	NA	NA	460	64	60	2.0	40	19	90	130	12	<1	0.081	<0.1	<0.01	<0.005	0.202	90	<10	<10	700	<0.05	0.0032	317	
			4/14/2015	16.01	7.15	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/14/2015	NA	NA	550	95	69	2	50	24	98	140	12.5	<1	0.085	<0.1	<0.01	<0.005	0.169	98	<10	<10	820	<0.05	0.0018	562	
			1/13/2015	15.41	7.75	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/14/2014	17.05	6.11	470	58	64	2.2	42	19	84	120	10	<1	0.081	<0.1	<0.01	<0.005	0.172	84	<10	<10	730	<0.05	0.0030	337	
			7/30/2014	NA	NA	540	89	71	2	46	24	94	130	13.6	<1	<0.1	<0.01	<0.005	0.101	94	<10	<10	860	<0.05	0.0011	881		
			7/29/2014	17.11	6.05	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/4/2014	16.82	6.34	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2014	15.56	7.60	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/16/2014	NA	NA	610	122	78	3.3	47	22	100	140	12	<1	0.100	<0.1	<0.01	<0.005	0.17	100	<10	<10	970	<0.05	0.0014	718	
			1/15/2014	NA	NA	510	80	69	2.3	45	22	94	136	12.6	13.00	<0.1	<0.1	<0.01	<0.005	0.19	94	<10	<10	810	<0.05	0.0024	421	
			1/14/2014	16.58	6.58	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/15/2013	NA	NA	530	78	73	2.3	47	22	86	140	12	<1	0.072	<0.1	<0.01	<0.005	0.17	86	<10	<10	830	<0.05	0.0022	459	
			10/14/2013	17.07	6.09	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/10/2013	NA	NA	480	80	64	2.2	49	22	85	140	12.2	<1	0.089	<0.1	<0.01	<0.005	<0.1	85	<10	<10	770	<0.05	NA	NA	
			7/9/2013	16.17	6.99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/11/2013	NA	NA	460	60	60	2.20	38	18	78	120	12	<1	0.091	<0.1	<0.01	<0.005	0.2	78	<10	<10	710	<0.05	0.0033	300	
			4/10/2013	14.58	8.58	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/15/2013	NA	NA	440	65	64	2.40	40	19	95	130	12	<1	0.090	<0.1	<0.01	<0.005	0.11	95	<10	<10	720	0.05	0.0017	591	
			1/14/2013	14.36	8.8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/30/2012	14.95	8.21	470	60	66	2.50	43	20	75	123	12	<1	0.087	<0.1	<0.01	<0.005	0.13	75	<10	<10	720	<0.05	0.0022	462	
			7/24/2012	14.00	9.16	470	73	66	2.70	36	18	86	120	13	<1	<0.1	<0.1	<0.01	0.019	0.11	86	<10	<10	720	<0.05	0.0015	664	
			4/19/2012	NA	NA	450	72	52	1.90	32	15	81	130	13	<1	<0.1	<0.2	<0.01	<0.005	<0.2	81	<10	<10	700	<0.1	NA	NA	
			4/18/2012	13.42	9.74	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/10/2012	13.80	9.36	460	67	61	2.00	35	17	81	120	11	<1	<0.1	0.12	<0.01	<0.005	<0.1	81	<10	<10	720	<0.1	NA	NA	
			11/21/2011	13.78	9.38	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			11/17/2011	NA	NA	470	70	82	2.40	40	19	78	120	12	<1	<0.1	<0.1	<0.01	<0.005	0.16	78	<10	<10	720	<0.1	0.0023	438	
			7/26/2011	13.50	9.66	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/25/2011	NA	NA	460	65.8	68	4.40	37	19	78	117.4	12.17	<1	0.100	0.101	<0.01	0.014	0.178	78	<5	<5	720	0.11	0.0027	370	
			4/20/2011	12.82	10.34	460	71	69	2.60	36	14	87	124	12	<1	0.180	0.11	<0.01	<0.005	0.17	87	<2.0	<2.0	730	NA	0.0024	418	
			1/24/2011	13.33	9.97	510	75	64	4.00	34	18	83	140	11	<1.0	0.170	0.11	<0.10	<0.005	<0.1	83	<2.0	<2.0	780	<0.1	NA	NA	
			10/21/2010	16.55	6.61	540	100	73	2.00	43	21	88	120	13	<1.0	0.067	<0.1	NA	<0.005	<0.3	88	<10	<10	894	<.1	NA	NA	
			7/26/2010	15.68	7.48	464	74	82.2	2.16	47.9	25.1	88.0	120	12	<0.50	0.098	<0.10	<0.10	0.0817	0.37	88.0	<1.0	<1.0	710	0.79	0.0050	200	
			4/27/2010	11.02	12.14	534	72	77.1	2.59	45.8	23.6	100	140	9.8	0.56	0.129	<0.10	<0.10	0.112	0.29	100	<1.0	<1.0	780	1.02	0.0040	248	
			1/28/2010	12.73	10.43	725	140	99.9	2.70	76.4	35.8	214	170	1.6	0.84	0.120	<0.10	<0.10	0.112	0.56	214	<1.0	<1.0	1,200	0.640	0.0040	250	
			10/19/2009	14.33	8.83	522	74	85.6	2.35	52.8	26.3	102	150	13	0.70	0.136	0.13	<0.10	0.123	0.32	102	<1.0	<1.0	770	1.30	0.0043	231	
			8/19/2009	14.34	8.82	648	92	98.9	3.84	63.1	31.9	113	190	10	0.56	NA	<0.10	0.12	1.03	0.32	113	<1.0	<1.0	970	4.52	0.0035	288	
			5/12/2009	12.38	10.78	792	110	108	2.89	80.2	39.9	136	280	NA	NA	NA	<0.10	NA	0.0353	0.39	136	<1.0	<1.0	1,200	0.281	0.0035	282	



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Well	Construction	Top of Casing Elevation (ft NAVD88)	Date	Depth to Water (feet)	Groundwater Elevation (feet NAVD88)	Total Dissolved Solids (mg/L)	Chloride (mg/L)	Sodium (mg/L)	Potassium (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Bicarbonate (as CaCO3) (mg/L)	Sulfate (mg/L)	Nitrate (as N) (mg/L)	Total Kjeldahl Nitrogen (mg/L)	Boron (mg/L)	Fluoride (mg/L)	Iodide (mg/L)	Manganese (mg/L)	Bromide (mg/L)	Alkalinity, Total (as CaCO3) (mg/L)	Carbonate (as CaCO3) (mg/L)	Hydroxide (as CaCO3) (mg/L)	Specific Conductance (umhos/cm)	Iron (mg/L)	Bromide / Chloride Ratio	Chloride / Bromide Ratio	
32S/13E-30F02	Screened from 75-100' - 2-inch diameter	23.16																										
	Height of steel casing added to the concrete pad elevation	2.80	10/14/2015	NA	NA	570	49	45	2.8	80	35	212	130	13	<1	0.085	<0.10	<0.01	0.20	0.39	212	<10	<10	890	0.078	0.0080	126	
	Pad elevation NAVD 88	20.36	10/13/2015	17.29	5.87	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	TOC elevation prior to renovation (Approximate)	20.4	7/15/2015	NA	NA	610	50	51	2.0	88	38	204	140	13	<1	0.091	<0.1	<0.01	0.048	0.30	204	<10	<10	890	<0.05	NA	NA	
			7/14/2015	17.44	5.72	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2015	NA	NA	570	51	43	2.7	78	34	200	140	13.5	<1	0.085	<0.1	<0.01	0.087	0.42	200	<10	<10	850	<0.05	0.0082	121	
			4/14/2015	16.94	6.22	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/14/2015	NA	NA	590	51	42	2.4	80	34	210	140	13	<1	0.08	<0.1	<0.01	0.014	0.324	210	<10	<10	860	<0.05	0.0064	157	
			1/13/2015	16.41	6.75	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/14/2014	17.33	5.83	600	46	42	2.6	76	32	310	120	12	<1	0.08	<0.1	<0.01	0.22	0.37	310	<10	<10	890	<0.05	0.0080	124	
			7/30/2014	NA	NA	580	49	46	2.6	80	35	210	130	13	<1	<0.1	<0.1	<0.01	0.02	0.27	210	<10	<10	890	<0.05	0.0055	181	
			7/29/2014	17.31	5.85	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/4/2014	18.00	5.16	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2014	16.27	6.89	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/16/2014	NA	NA	590	49	45	3.3	68	30	200	130	12	<1	0.089	<0.1	<0.01	0.011	0.44	200	<10	<10	890	<0.05	0.0090	111	
			1/15/2014	NA	NA	580	50	45	2.7	76	31	190	136	13.1	13.4	<0.1	<0.1	<0.01	0.054	0.4	190	<10	<10	890	<0.05	0.0080	125	
			1/14/2014	17.01	6.15	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/15/2013	NA	NA	570	50	45	2.7	75	33	190	140	12	<1	0.69	0.19	<0.01	0.099	0.38	190	<10	<10	890	<0.05	0.0076	132	
			10/14/2013	17.52	5.64	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/10/2013	NA	NA	570	50	38	2.6	78	32	190	180	<0.05	<1	0.08	0.13	<0.01	0.14	<0.1	190	<10	<10	880	<0.05	NA	NA	
			7/9/2013	17.15	6.01	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/11/2013	NA	NA	590	50	41	2.6	70	30	190	140	14	<1	0.09	0.1	<0.01	0.082	0.43	190	<10	<10	880	<0.05	0.0086	116	
			4/10/2013	15.76	7.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/15/2013	NA	NA	550	50	44	2.9	72	31	200	140	13	<1	0.09	0.1	<0.01	0.011	0.32	200	<10	<10	880	0.12	0.0064	156	
			1/14/2013	15.01	8.15	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/30/2012	15.27	7.89	610	48	45	3.0	79	34	188	135	13	<1	0.09	<0.1	<0.01	0.06	0.31	188	<10	<10	890	0.011	0.0065	155	
			7/24/2012	14.82	8.34	590	56	46	3.2	69	30	194	140	14	<1	<0.1	0.11	<0.01	0.038	0.27	194	<10	<10	880	<0.05	0.0048	207	
			4/19/2012	NA	NA	600	60	40	2.7	68	30	200	140	14	<1	<0.1	<0.2	<0.01	0.19	0.3	200	<10	<10	890	0.11	0.0050	200	
			4/18/2012	14.38	8.78	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/12/2012	14.31	8.85	610	52	45	3.0	73	32	200	130	12	<1	<0.1	0.25	<0.02	0.29	0.33	200	<10	<10	890	<0.1	0.0063	158	
			11/21/2011	14.94	8.22	580	49	38	2.7	73	30	190	120	13	<1	0.07	<0.1	<0.01	0.022	0.34	190	<10	<10	870	<0.1	0.0069	144	
			7/26/2011	14.46	8.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/25/2011	NA	NA	590	52.1	46	5.1	73	31	190	134.3	13.19	<1	<0.1	0.127	<0.1	0.025	0.387	190	<5	<5	900	<0.1	0.0074	135	
			4/20/2011	14.23	8.93	600	54	57	4.2	74	29	200	141	13	<1	0.18	0.17	<0.01	0.025	0.38	200	<2.0	<2.0	920	NA	0.0070	142	
			1/24/2011	14.36	8.93	600	51	43	4.9	71	31	210	140	12	<1.0	0.15	0.12	0.27	0.041	0.3	210	<2.0	<2.0	920	<0.1	0.0059	170	
			10/28/2010	NA	NA	610	49	38	2.3	70	30	210	130	11	<1.0	0.10	<0.1	NA	0.0094	<0.3	210	<10	<10	920	<0.1	NA	NA	
			10/21/2010	7.39	15.77	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/26/2010	16.21	6.95	560	49	45.8	2.95	85.4	36.8	223	130	11	2.5	0.0928	<0.10	0.13	0.0646	0.59	223	<1.0	<1.0	890	<0.100	0.0120	83	
			4/27/2010	12.14	11.02	634	51	50.3	3.12	87.9	38.6	225	130	10	0.8	0.112	<0.10	<0.10	0.615	0.51	225	<1.0	<1.0	880	3.28	0.0100	100	
			1/28/2010	13.09	10.07	604	44	52.2	4.47	92.1	38.5	230	150	11	1.4	0.127	<0.10	<0.10	0.913	0.48	230	<1.0	<1.0	920	4.55	0.0109	92	
			10/19/2009	14.36	8.80	566	49	49.5	2.80	88.3	37.6	240	140	11	1.0	0.0942	0.17	<0.10	0.924	0.51	240	<1.0	<1.0	850	2.15	0.0104	96	
			8/19/2009	14.81	8.35	614	49	51.8	3.19	87.3	36.8	225	130	11	2.00	NA	0.10	<0.10	2.24	0.54	225	<1.0	<1.0	920	19.4	0.0110	91	
			5/12/2009	14.34	8.82	514	54	48.7	3.26	81.1	34.9	206	120	NA	NA	NA	0.11	NA	1.87	0.53	206	<1.0	<1.0	890	3.23	0.0098	102	
			3/27/1996	NA	NA	678	49	52	3.8	98	42	305	166	49	NA	0.16	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
			6/9/1976	NA	NA	637	48	55	2.8	98	43	343	172	17.6	NA	0.1	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
			1/20/1966	NA	NA	580	68	47	2	94	38	280	152	27	NA	0.08	0.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	



Table A : Northern Cities Sentry Well Water Quality Data Summary

Well	Construction	Top of Casing Elevation (ft NAVD88)	Date	Depth to Water (feet)	Groundwater Elevation (feet NAVD88)	Total Dissolved Solids (mg/L)	Chloride (mg/L)	Sodium (mg/L)	Potassium (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Bicarbonate (as CaCO3) (mg/L)	Sulfate (mg/L)	Nitrate (as N) (mg/L)	Total Kjeldahl Nitrogen (mg/L)	Boron (mg/L)	Fluoride (mg/L)	Iodide (mg/L)	Manganese (mg/L)	Bromide (mg/L)	Alkalinity, Total (as CaCO3) (mg/L)	Carbonate (as CaCO3) (mg/L)	Hydroxide (as CaCO3) (mg/L)	Specific Conductance (umhos/cm)	Iron (mg/L)	Bromide / Chloride Ratio	Chloride / Bromide Ratio	
32S/13E-30F03	Screened from 305-372' - 2-inch diameter	23.16																										
	Height of steel casing added to the concrete pad elevation	2.80	10/14/2015	NA	NA	660	44	38	2.8	100	44	306	160	<0.05	<1	<0.05	0.13	0.028	0.021	0.10	306	<10	<10	990	<0.05	0.0023	440	
	Pad elevation NAVD 88	20.36	10/13/2015	18.87	4.29	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	TOC elevation prior to renovation (Approximate)	20.4	7/15/2015	NA	NA	670	45	45	1.9	120	51	305	170	<0.05	<1	0.060	0.11	0.03	0.019	<0.1	305	<10	<10	990	<0.05	NA	NA	
			7/14/2015	18.87	4.29	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2015	NA	NA	650	46	35	2.3	99	44	300	170	<0.05	<1	0.056	0.126	0.02	0.015	0.1	300	<10	<10	950	<0.05	NA	NA	
			4/14/2015	17.92	5.24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/14/2015	NA	NA	670	46	36	2.2	100	45	310	180	<0.05	<1	0.05	0.121	0.02	0.016	<0.1	310	<10	<10	950	0.01	NA	NA	
			1/13/2015	14.13	9.03	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/14/2014	18.98	4.18	660	41	35	3.0	99	42	310	150	<0.05	<1	<0.05	<0.1	0.011	0.017	<0.1	310	<10	<10	990	<0.05	NA	NA	
			7/30/2014	NA	NA	660	44	38	2.6	96	46	300	160	<0.05	<1	0.28	0.12	0.02	0.015	<0.1	300	<10	<10	990	<0.05	NA	NA	
			7/29/2014	18.62	4.54	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/4/2014	22.27	0.89	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			5/5/2014	21.34	1.82	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2014	16.14	7.02	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/16/2014	NA	NA	640	44	36	3.3	55	38	310	169	<0.05	<1	0.062	0.12	0.02	0.011	0.11	310	<10	<10	990	<0.05	0.0025	400	
			1/15/2014	NA	NA	650	45	35	2.5	90	41	300	173	<0.05	<1	<0.05	0.13	0.01	0.015	0.12	300	<10	<10	990	<0.05	0.0027	375	
			1/14/2014	15.35	7.81	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/15/2013	NA	NA	670	41	40	2.7	100	44	280	179	<0.05	<1	<0.05	0.14	0.02	0.016	<0.1	280	<10	<10	990	<0.05	NA	NA	
			10/14/2013	17.30	5.86	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/10/2013	NA	NA	650	50	33	2.4	100	43	290	140	13.5	<1	0.055	<0.1	0.02	0.017	0.23	290	<10	<10	990	<0.05	0.0046	217	
			7/9/2013	16.61	6.55	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/11/2013	NA	NA	670	45	36	2.7	94	42	300	170	<0.05	<1	0.06	0.13	0.02	0.016	0.12	300	<10	<10	990	<0.05	0.0027	375	
			4/10/2013	14.69	8.47	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/15/2013	NA	NA	630	45	36	2.3	92	41	295	180	<0.05	<1	0.06	0.11	<0.01	0.015	<0.1	295	<10	<10	980	<0.05	NA	NA	
			1/14/2013	12.62	10.54	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/30/2012	14.61	8.55	650	43	40	3.1	100	46	280	170	<0.05	<1	0.06	<0.1	0.03	0.016	<0.1	280	<10	<10	990	0.02	NA	NA	
			7/24/2012	14.50	8.66	640	51	36	2.7	81	37	296	180	<0.05	<1	<0.1	0.17	<0.01	0.016	0.2	296	<10	<10	990	<0.05	0.0039	255	
			4/19/2012	NA	NA	640	54	32	2.3	84	36	290	180	<0.1	<1	<0.1	<0.2	0.01	0.014	<0.2	290	<10	<10	990	<0.1	NA	NA	
			4/18/2012	10.43	12.73	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/12/2012	12.37	10.79	660	46	39	2.1	94	42	280	160	<0.1	<1	<0.1	0.2	0.025	0.016	<0.2	280	<10	<10	990	<0.1	NA	NA	
			11/21/2011	13.24	9.92	650	43	33	2.6	93	39	290	160	<0.05	<1	0.04	0.15	0.028	0.016	<0.1	290	<10	<10	960	<0.1	NA	NA	
			7/26/2011	14.22	8.94	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/25/2011	NA	NA	650	46.5	46	5.1	73	31	190	170.5	<0.05	<1	<0.1	0.155	0.02	0.025	<0.1	190	<5	<5	900	<0.1	NA	NA	
			4/21/2011	NA	NA	650	48	40	3.8	91	34	280	179	<0.05	<1	0.1	0.2	0.029	0.015	0.11	280	<2.0	<2.0	1,000	NA	0.0023	436	
			4/20/2011	12.51	10.65	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/24/2011	12.67	10.64	650	46	36	4.7	87	38	300	170	<0.05	<1.0	0.11	0.17	0.24	0.016	<0.1	300	<2.0	<2.0	990	<0.1	NA	NA	
			10/28/2010	NA	NA	650	46	37	2.7	100	43	280	160	<0.1	<1.0	0.10	<0.1	NA	0.032	<0.3	280	<10	<10	1,000	0.53	NA	NA	
			10/21/2010	6.62	16.54	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/26/2010	17.32	5.84	608	45	43.8	2.94	107	46.8	294	160	1.3	0.84	0.0479	< 0.10	0.10	0.129	0.24	294	< 1.0	< 1.0	900	7.55	0.0053	188	
			4/27/2010	11.38	11.78	668	48	40.8	2.91	101	44.7	304	160	0.21	0.84	0.0733	0.14	0.11	0.0694	0.23	304	< 1.0	< 1.0	940	2.62	0.0048	209	
			1/28/2010	10.98	12.18	656	40	43.1	3.91	112	47.2	310	180	< 0.20	2.8	0.0833	0.13	< 0.10	0.287	0.21	310	< 1.0	< 1.0	980	4.80	0.0053	190	
			10/19/2009	14.18	8.98	626	48	43.3	3.14	108	46.2	308	170	< 0.10	1.8	0.0646	0.22	< 0.10	0.255	0.17	308	< 1.0	< 1.0	910	2.09	0.0035	282	
			8/19/2009	20.23	2.93	672	45	43.1	3.15	111	44.3	290	170	< 0.10	2.5	NA	0.14	< 0.10	0.468	0.19	290	< 1.0	< 1.0	980	18.5	0.0042	237	
			5/12/2009	17.68	5.48	678	49	44.8	3.32	109	42.9	276	180	NA	NA	NA	0.17	NA	0.146	0.18	276	< 1.0	< 1.0	960	1.16	0.0037	272	
			3/27/1996	NA	NA	686	41	40	3.4	109	48	379	197	0.2	NA	0.13	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
			6/7/1976	NA	NA	616	43	41	2.6	96	49	333	190	0.4	NA	0.05	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
			1/19/1966	NA	NA	642	69	49	4	109	40	321	182	1	NA	0.05	0.3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	



Table A : Northern Cities Sentry Well Water Quality Data Summary

Well	Construction	Top of Casing Elevation (ft NAVD88)	Date	Depth to Water (feet)	Groundwater Elevation (feet NAVD88)	Total Dissolved Solids (mg/L)	Chloride (mg/L)	Sodium (mg/L)	Potassium (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Bicarbonate (as CaCO3) (mg/L)	Sulfate (mg/L)	Nitrate (as N) (mg/L)	Total Kjeldahl Nitrogen (mg/L)	Boron (mg/L)	Fluoride (mg/L)	Iodide (mg/L)	Manganese (mg/L)	Bromide (mg/L)	Alkalinity, Total (as CaCO3) (mg/L)	Carbonate (as CaCO3) (mg/L)	Hydroxide (as CaCO3) (mg/L)	Specific Conductance (umhos/cm)	Iron (mg/L)	Bromide / Chloride Ratio	Chloride / Bromide Ratio	
32S/13E-30N01	Screened from 15-40' - 1-inch diameter	16.13																										
	Height of steel casing added to the concrete pad elevation	2.60	10/15/2015	NA	NA	740	120	100	27	52	41	250	190	<0.05	<1	0.18	0.43	0.032	0.072	1.3	250	<10	<10	1,220	1.8	0.0108	92	
	Pad elevation NAVD 88	13.53	10/13/2015	10.11	6.02	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	TOC elevation prior to renovation (Approximate)	13.5	7/14/2015	9.91	6.22	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/14/2015	9.51	6.62	930	190	130	28	69	54	360	170	<0.05	1.4	0.23	0.334	0.01	0.087	1.2	360	<10	<10	1,500	2.5	0.0063	158	
			1/14/2015	NA	NA	845	170	110	29.0	71	54	320	180	<0.05	<1	0.21	0.332	0.01	0.087	1.2	320	<10	<10	1,360	2.3	0.0071	140	
			1/13/2015	9.03	7.10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/15/2014	NA	NA	790	140	110	30.0	62	53	300	160	0.68	<1	0.21	0.29	<0.01	0.084	1.2	300	<10	<10	1,350	2.5	0.0086	117	
			10/14/2014	9.95	6.18	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/30/2014	NA	NA	800	150	110	27.0	61	52	310	160	<0.05	<1	0.81	0.33	0.01	0.081	1.1	310	<10	<10	1,360	2.4	0.0073	136	
			7/29/2014	9.88	6.25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/4/2014	9.54	6.59	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2014	9.17	6.96	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/16/2014	NA	NA	850	160	112	26.0	55	43	310	170	<0.05	<1	0.20	0.33	0.01	0.077	1.3	310	<10	<10	1,410	2.4	0.0081	123	
			1/15/2014	NA	NA	790	154	110	26.0	56	45	260	190	<0.05	<1	0.19	0.41	<0.01	0.077	1.4	260	<10	<10	1,340	2.5	0.0091	110	
			1/14/2014	9.61	6.52	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/15/2013	NA	NA	950	200	140	32.0	74	60	330	180	<0.05	<1	0.21	0.33	0.01	0.095	1.3	330	<10	<10	1,570	2.8	0.0065	154	
			10/14/2013	9.86	6.27	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/10/2013	NA	NA	830	175	120	29.0	71	54	310	185	<0.05	<1	0.22	0.32	0.01	0.087	0.84	310	<10	<10	1,430	2.3	0.0048	208	
			7/9/2013	9.40	6.73	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/10/2013	8.98	7.15	860	180	120	29.0	67	54	320	180	<0.05	1.1	0.21	0.31	0.01	0.087	1.2	320	<10	<10	1,470	2.5	0.0067	150	
			1/14/2013	8.60	7.53	800	170	120	32.0	66	53	280	200	<0.05	1.1	0.22	0.26	<0.01	0.09	1.2	280	<10	<10	1,380	2.5	0.0071	142	
			10/29/2012	8.96	7.17	900	180	120	34.0	77	60	300	190	<0.05	<1	0.21	0.40	0.011	0.098	1.2	300	<10	<10	1,500	2.8	0.0067	150	
			7/23/2012	8.54	7.59	840	190	120	31.0	56	45	266	200	<0.05	<1	0.22	0.43	<0.01	0.096	1.2	266	<10	<10	1,370	2.3	0.0063	158	
			4/18/2012	8.53	7.60	1,050	280	140	31.0	59	47	330	210	<0.1	1.4	0.2	0.50	<0.01	0.078	1.3	330	<10	<10	1,680	2.4	0.0046	215	
			1/9/2012	8.74	7.39	1,050	260	170	34.0	68	52	307	200	<0.05	2.7	0.21	0.41	<0.01	0.088	1.9	307	<10	<10	1,760	2.9	0.0073	137	
			11/21/2011	8.78	7.35	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			11/17/2011	NA	NA	1,300	360	320	40	90	69	390	220	<0.1	<1	0.23	0.38	0.017	0.11	2.5	390	<10	<10	2,210	3.4	0.0069	144	
			7/26/2011	9.01	7.12	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/25/2011	NA	NA	1,680	445.3	230	42	99	81	380	255.5	<0.05	1.2	0.21	<0.1	<0.01	0.12	3.016	380	<5	<5	2,480	4.2	0.0068	148	
			4/20/2011	8.59	7.54	890	210	130	26	68	46	180	215	<0.05	<1	0.24	0.39	0.013	0.086	4.57	180	<2.0	<2.0	1,550	NA	0.0218	46	
			1/24/2011	8.18	7.35	870	180	100	28	84	46	240	210	<0.05	<1.0	<0.1	0.34	0.12	0.24	3.63	240	<2.0	<2.0	1,430	18	0.0202	50	
			10/21/2010	9.99	6.14	890	190	120	26	58	45	246	200	<0.1	<1.0	<0.1	0.37	NA	0.078	2.3	246	<10	<10	1,498	<0.1	0.0121	83	
			7/27/2010	8.97	7.16	917	200	130	30.0	75.0	56.2	241	220	< 0.10	< 0.50	0.165	0.29	0.23	0.101	2.8	241	< 1.0	< 1.0	1,400	2.61	0.0140	71	
			4/27/2010	6.14	9.99	808	150	130	29	136	55.6	286	210	0.76	1.7	0.171	0.37	0.19	0.276	2.6	286	< 1.0	< 1.0	1,300	20.4	0.0173	58	
			1/26/2010	4.90	11.23	902	210	155	33.5	156	66.4	307	230	< 0.10	1.7	0.317	0.30	0.12	0.333	3.2	307	< 1.0	< 1.0	1,500	27.3	0.0152	66	
			10/20/2009	6.53	9.60	828	200	159	34.3	118	59.8	238	230	< 0.10	1.3	0.241	0.38	< 0.10	0.157	3.2	238	< 1.0	< 1.0	1,300	5.33	0.0160	63	
			8/20/2009	6.71	9.42	835	160	150	27.8	121	49.4	235	220	< 0.10	1.3	NA	0.37	0.12	0.228	2.9	235	< 1.0	< 1.0	1,400	15.9	0.0181	55	
			5/11/2009	6.03	10.10	960	180	175	33.5	86.7	46.2	274	220	NA	NA	NA	0.36	NA	0.113	3.2	274	< 1.0	< 1.0	1,500	2.26	0.0178	56	



Table A : Northern Cities Sentry Well Water Quality Data Summary

Well	Construction	Top of Casing Elevation (ft NAVD88)	Date	Depth to Water (feet)	Groundwater Elevation (feet NAVD88)	Total Dissolved Solids (mg/L)	Chloride (mg/L)	Sodium (mg/L)	Potassium (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Bicarbonate (as CaCO3) (mg/L)	Sulfate (mg/L)	Nitrate (as N) (mg/L)	Total Kjeldahl Nitrogen (mg/L)	Boron (mg/L)	Fluoride (mg/L)	Iodide (mg/L)	Manganese (mg/L)	Bromide (mg/L)	Alkalinity, Total (as CaCO3) (mg/L)	Carbonate (as CaCO3) (mg/L)	Hydroxide (as CaCO3) (mg/L)	Specific Conductance (umhos/cm)	Iron (mg/L)	Bromide / Chloride Ratio	Chloride / Bromide Ratio	
32S/13E-30N03	Screened from 60-135' - 2-inch diameter	16.13																										
	Height of steel casing added to the concrete pad elevation	2.60	10/15/2015	NA	NA	570	63	54	3.3	69	32	162	130	15	<1	0.0161	0.23	<0.01	0.015	0.56	162	<10	<10	860	<0.05	0.0089	113	
	Pad elevation NAVD 88	13.53	10/13/2015	10.48	5.65	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	TOC elevation prior to renovation (Approximate)	13.5	7/16/2015	NA	NA	580	65	65	3.0	81	35	160	140	15	15.3	0.079	0.14	0.45	0.011	0.46	160	<10	<10	880	<0.05	NA	NA	
			7/14/2015	10.88	5.25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/14/2015	11.88	4.25	580	65	49	2.9	65	31	160	140	15.2	<1	0.078	<0.1	<0.01	<0.005	0.47	160	<10	<10	860	<0.05	0.0072	138	
			1/14/2015	NA	NA	610	68	53	3.0	73	34	170	150	15	<1	0.074	0.151	<0.01	0.0540	0.43	170	<10	<10	870	0.49	0.0063	158	
			1/13/2015	9.40	6.73	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/15/2014	NA	NA	560	59	52	3.5	67	32	160	130	14	0.54	0.066	0.14	<0.01	<0.005	0.452	160	<10	<10	890	<0.05	0.0077	131	
			10/14/2014	10.52	5.61	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/30/2014	NA	NA	580	65	55	3.2	69	32	170	130	15	<1	<0.1	0.16	<0.01	<0.005	0.34	170	<10	<10	910	<0.05	0.0052	191	
			7/29/2014	10.22	5.91	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/4/2014	11.33	4.80	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2014	9.31	6.82	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/16/2014	NA	NA	610	63	55	4.3	65	29	170	140	13.00	<1	0.08	0.15	<0.01	0.058	0.38	170	<10	<10	910	<0.05	0.0060	166	
			1/15/2014	NA	NA	610	66	54	3.2	67	31	170	149	14.8	15	<0.1	0.16	<0.01	0.065	0.46	170	<10	<10	910	0.27	0.0070	143	
			1/14/2014	10.26	5.87	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/15/2013	NA	NA	580	60	57	3.3	71	32	170	150	14	<1	0.057	0.16	<0.01	0.370	0.41	170	<10	<10	910	0.1	0.0068	146	
			10/14/2013	10.72	5.41	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/10/2013	NA	NA	590	60	48	3.1	71	31	160	150	15.1	<1	0.074	0.18	<0.01	1.3	0.17	160	<10	<10	900	0.43	0.0028	353	
			7/9/2013	10.36	5.77	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/10/2013	8.26	7.87	600	66	53	3.3	69	31	160	150	15	<1	0.11	0.2	<0.01	0.064	0.35	160	<10	<10	910	<0.05	0.0053	189	
			1/14/2013	7.71	8.42	570	66	55	3.4	68	30	165	150	15	<1	0.093	0.2	<0.01	0.028	0.27	165	<10	<10	900	0.084	0.0041	244	
			10/29/2012	8.01	8.12	610	60	56	3.7	74	33	155	148	14	<1	0.081	0.2	<0.01	0.027	0.3	155	<10	<10	900	0.04	0.0050	200	
			7/23/2012	9.15	6.98	600	71	56	3.5	61	28	152	200	<0.05	<1	0.1	<0.1	<0.002	0.120	0.3	152	<10	<10	890	0.44	0.0042	237	
			4/18/2012	6.72	9.41	570	80	47	3.0	57	25	150	150	16	<1	0.1	0.3	<0.01	<0.005	0.28	150	<10	<10	880	<0.1	0.0035	286	
			1/11/2012	7.17	8.96	570	67	55	3.9	68	30	140	130	14	<1	0.1	0.2	<0.02	0.0510	0.39	140	<10	<10	870	0.17	0.0058	172	
			11/21/2011	6.45	9.68	600	67	47	3.2	64	28	140	130	15	1.2	0.088	0.2	<0.01	<0.005	0.62	140	<10	<10	850	<0.1	0.0093	108	
			7/26/2011	7.59	8.54	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/25/2011	NA	NA	590	67	47	5.0	54	24	290	139.8	15	<1	<0.1	0.2	<0.01	0.0520	0.79	290	<5	<5	890	0.14	0.0118	85	
			4/20/2011	6.65	9.48	580	76	58	4.2	62	23	140	142	16	<1	0.12	0.2	<0.1	0.0510	0.92	140	<2.0	<2.0	890	NA	0.0121	83	
			1/24/2011	6.68	8.75	570	76	48	4.8	55	25	130	130	16	<1.0	0.12	0.2	<0.10	0.0088	1.7	130	<2.0	<2.0	900	<0.1	0.0224	45	
			10/21/2010	10.76	5.37	550	69	59	3.3	65	31	133	130	15	<1.0	<0.1	0.1	NA	<0.005	1.1	133	<10	<10	886	<0.1	0.0159	63	
			7/27/2010	9.53	6.60	528	72	55.1	3.41	68.7	31.0	139	130	15.0	<0.50	0.0672	0.14	0.11	<0.00500	1.3	139	<1.0	<1.0	860	<0.100	0.0181	55	
			4/27/2010	6.14	9.99	672	89	60.6	3.65	70.6	32.5	134	130	14.0	<0.50	0.0779	0.18	0.11	<0.00500	1.2	134	<1.0	<1.0	870	<0.100	0.0135	74	
			1/26/2010	5.88	10.25	606	110	75.0	4.51	77.8	34.3	126	130	14	1.4	0.0654	0.15	<0.10	0.0130	1.3	126	<1.0	<1.0	990	0.653	0.0118	85	
			10/20/2009	6.56	9.57	806	180	93.3	25.5	92.3	41.5	162	150	9.7	2.2	0.107	0.26	<0.10	0.245	1.4	162	<1.0	<1.0	1,200	0.344	0.0078	129	
			8/20/2009	7.50	8.63	1,070	190	151	61.6	112	44.2	130	130	16	3.4	NA	0.20	<0.10	0.151	1.6	130	<1.0	<1.0	1,700	1.93	0.0084	119	
			5/12/2009	6.33	9.80	602	97	63.4	3.96	72.9	32.2	122	120	NA	NA	NA	0.22	NA	24	1.2	122	<1.0	<1.0	900	2.24	0.0124	81	
			3/27/1996	NA	NA	624	70	62	4	78	35	150	161	106.8	NA	0.13	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/7/1976	NA	NA	705	90	54	2.9	99	43	189	168	112.5	NA	0.08	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/21/1966	NA	NA	804	57	54	3	132	59	410	250	1	NA	0.08	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA



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Well	Construction	Top of Casing Elevation (ft NAVD88)	Date	Depth to Water (feet)	Groundwater Elevation (feet NAVD88)	Total Dissolved Solids (mg/L)	Chloride (mg/L)	Sodium (mg/L)	Potassium (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Bicarbonate (as CaCO3) (mg/L)	Sulfate (mg/L)	Nitrate (as N) (mg/L)	Total Kjeldahl Nitrogen (mg/L)	Boron (mg/L)	Fluoride (mg/L)	Iodide (mg/L)	Manganese (mg/L)	Bromide (mg/L)	Alkalinity, Total (as CaCO3) (mg/L)	Carbonate (as CaCO3) (mg/L)	Hydroxide (as CaCO3) (mg/L)	Specific Conductance (umhos/cm)	Iron (mg/L)	Bromide / Chloride Ratio	Chloride / Bromide Ratio	
32S/13E-30N02	Screened from 175-255' - 2-inch diameter	16.13																										
	Height of steel casing added to the concrete pad elevation	2.60	10/15/2015	NA	NA	1,040	47	64	4.6	140	60	192	480	0.72	<1	0.13	0.18	<0.01	<0.005	<0.10	192	<10	<10	1,350	<0.05	NA	NA	
	Pad elevation NAVD 88	13.53	10/13/2015	14.14	1.99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	TOC elevation prior to renovation (Approximate)	13.5	7/16/2015	NA	NA	1,030	49	82	4.4	170	70	190	480	1.4	1.52	0.15	<0.1	<0.01	<0.005	0.11	190	<10	<10	1,360	<0.05	NA	NA	
			7/14/2015	13.55	2.58	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/14/2015	10.02	6.11	840	47	61	4.3	130	58	190	500	0.576	<1	0.14	<0.3	<0.01	<0.005	<0.3	190	<10	<10	1,330	<0.05	NA	NA	
			1/14/2015	NA	NA	1,050	50	62	4.2	140	59	190	520	0.40	<1	0.13	0.115	<0.01	<0.005	<0.1	190	<10	<10	1,320	<0.05	NA	NA	
			1/13/2015	7.85	8.28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/15/2014	NA	NA	1,040	44	65	5.0	140	58	200	440	0.77	<1	0.13	<0.1	<0.01	<0.005	<0.1	200	<10	<10	1,370	<0.05	NA	NA	
			10/14/2014	13.69	2.44	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/29/2014	NA	NA	1,020	45	66	4.6	140	60	220	470	0.51	<1	0.10	0.13	<0.01	<0.005	<0.4	220	<10	<10	1,340	<0.05	NA	NA	
			7/29/2014	13.27	2.86	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/4/2014	15.20	0.93	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			5/5/2014	13.19	2.94	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2014	8.57	7.56	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/16/2014	NA	NA	1,040	46	66	5.0	120	50	190	520	0.47	<1	0.14	0.1	<0.01	<0.005	<0.1	190	<10	<10	1,350	<0.05	NA	NA	
			1/15/2014	NA	NA	1,060	45	60	4.1	120	49	190	477	0.65	1.1	0.13	0.43	<0.01	<0.005	<0.2	190	<10	<10	1,370	<0.05	NA	NA	
			1/14/2014	9.30	6.83	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/15/2013	NA	NA	1,030	46	70	4.9	140	58	190	541	0.46	<1	0.12	0.18	<0.01	<0.005	<0.2	190	<10	<10	1,360	<0.05	NA	NA	
			10/14/2013	12.13	4.00	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/10/2013	NA	NA	1,020	50	61	4.5	140	59	185	500	0.63	<1	0.14	0.12	<0.01	<0.005	<0.1	185	<10	<10	1,370	<0.05	NA	NA	
			7/9/2013	11.05	5.08	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/10/2013	7.06	9.07	1,080	48	60	4.3	120	52	185	500	0.50	<1	0.15	<0.2	<0.01	<0.005	<0.2	185	<10	<10	1,360	<0.05	NA	NA	
			1/14/2013	4.98	11.15	1,010	48	63	4.5	120	53	188	530	0.40	<1	0.14	<0.2	<0.01	<0.005	<0.2	188	<10	<10	1,350	0.07	NA	NA	
			10/29/2012	8.52	7.61	1,030	40	68	5.0	140	58	180	500	<0.25	<1	0.14	<0.5	<0.01	<0.005	<0.5	180	<10	<10	1,360	<0.05	NA	NA	
			7/23/2012	8.31	7.82	1,040	54	63	4.5	110	48	188	510	0.13	<1	0.15	0.15	<0.01	0.01	<0.1	188	<10	<10	1,360	<0.05	NA	NA	
			4/18/2012	3.45	12.68	990	60	56	4.2	110	47	190	560	0.14	<1	0.12	0.21	<0.01	<0.005	0.28	190	<10	<10	1,360	<0.1	0.0047	214	
			1/11/2012	4.88	11.25	1,040	49	64	4.9	130	54	180	460	1.30	<1	0.17	0.16	<0.02	<0.005	<0.2	180	<10	<10	1,360	<0.1	NA	NA	
			11/21/2011	5.35	10.78	1,020	46	57	4.5	130	54	180	450	0.15	<1	0.15	<0.2	<0.01	<0.005	<0.2	180	<10	<10	1,360	<0.1	NA	NA	
			7/26/2011	7.25	8.88	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/25/2011	NA	NA	1,050	50.4	81	7.7	150	62	180	479.1	0.15	<1	0.16	0.144	<0.01	0.006	<0.1	180	<5	<5	1,370	0.49	NA	NA	
			4/20/2011	3.53	12.60	1,030	52	63	5.4	130	44	180	508	0.17	<1	0.19	0.2	<0.01	<0.005	<0.1	180	<2.0	<2.0	1,380	NA	NA	NA	
			1/24/2011	3.67	11.76	1,050	50	60	6.4	120	49	190	490	0.24	<1.0	0.17	0.17	<0.10	0.064	<0.1	190	<2.0	<2.0	1,380	0.12	NA	NA	
			10/21/2010	10.42	5.71	1,040	48	52	3.5	100	45	181	460	0.15	<1.0	<0.1	<0.1	NA	<0.005	<0.3	181	<10	<10	1,377	<0.1	NA	NA	
			7/27/2010	10.02	6.11	777	57	67.6	7.31	141	58.5	190	470	0.3	3.5	0.138	<0.10	0.11	0.102	0.28	190	<1.0	<1.0	1,300	3.43	0.0049	204	
			4/27/2010	5.26	10.87	800	93	71.9	12.50	108	46.3	159	300	7.0	3.2	0.123	0.13	0.11	0.0776	0.7	159	<1.0	<1.0	1,100	3.27	0.0075	133	
			2/25/2010	1.72	14.41	1,000	48	71.4	4.70	141	58.1	195	490	0.16	<0.50	0.15	0.15	<0.10	0.0393	0.16	195	<1.0	<1.0	1,300	3.30	0.0033	300	
			2/25/2010	1.72	14.41	1,010	74	76.9	10.2	138	55.8	195	440	0.13	2.4	0.142	0.16	<0.10	0.0579	0.24	195	<1.0	<1.0	1,400	1.69	0.0032	308	
			1/26/2010	3.72	12.41	970	50	74.2	4.77	152	62.2	195	510	0.14	<0.50	0.129	0.11	<0.10	<0.00500	0.16	195	<1.0	<1.0	1,300	<0.100	0.0032	313	
			10/20/2009	7.38	8.75	2,080	690	274	151	239	101.0	220	400	<0.10	7.0	0.201	0.16	0.87	0.398	2.0	220	<1.0	<1.0	2,800	5.50	0.0029	345	
			8/20/2009	11.94	4.19	1,350	500	199	82.2	123	49.0	199	220	6.4	6.3	NA	0.23	0.14	0.339	2.8	199	<1.0	<1.0	2,100	4.91	0.0056	179	
			5/11/2009	6.98	9.15	1,290	170	129	52	137	66.9	176	470	NA	NA	NA	0.18	NA	0.128	0.56	176	<1.0	<1.0	1,800	5.24	0.0033	304	
			3/27/1996	NA	NA	1,050	50	71	5.5	145	60	243	516	0.9	NA	0.23	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
			6/7/1976	NA	NA	1,093	48	62	4.7	150	60	248	484	0	NA	0.13	0.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
			1/21/1966	NA	NA	1,069	54	71	5	148	63	232	483	0	NA	0.12	0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	



Table A : Northern Cities Sentry Well Water Quality Data Summary

Well	Construction	Top of Casing Elevation (ft NAVD88)	Date	Depth to Water (feet)	Groundwater Elevation (feet NAVD88)	Total Dissolved Solids (mg/L)	Chloride (mg/L)	Sodium (mg/L)	Potassium (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Bicarbonate (as CaCO3) (mg/L)	Sulfate (mg/L)	Nitrate (as N) (mg/L)	Total Kjeldahl Nitrogen (mg/L)	Boron (mg/L)	Fluoride (mg/L)	Iodide (mg/L)	Manganese (mg/L)	Bromide (mg/L)	Alkalinity, Total (as CaCO3) (mg/L)	Carbonate (as CaCO3) (mg/L)	Hydroxide (as CaCO3) (mg/L)	Specific Conductance (umhos/cm)	Iron (mg/L)	Bromide / Chloride Ratio	Chloride / Bromide Ratio	
Oceano MW-Green	Screened from 110-130' - 3-inch diameter	30.49																										
	Casing relative to concrete pad	-4.14	10/14/2015	NA	NA	320	32	33	2.7	17	48	216	68	<0.05	<1	0.089	0.12	0.016	0.098	<0.10	227	11	<10	600	1.4	NA	NA	
	Pad elevation above MSL, approximate	34.63	10/13/2015	31.88	2.75	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	All elevations relative to MSL		7/15/2015	NA	NA	330	34	44	3.4	15	54	195	81	<0.05	<1	0.082	<0.1	<0.01	0.081	<0.1	213	18	<10	610	0.98	NA	NA	
			7/14/2015	31.61	3.02	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/16/2015	NA	NA	660	35	33	2.7	99	48	360	170	<0.05	<1	0.083	0.163	<0.01	0.17	<0.1	360	<10	<10	1,000	4.6	NA	NA	
			4/14/2015	28.81	5.82	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/14/2015	NA	NA	760	55	56	3.0	110	50	300	250	<0.05	<1	0.11	0.159	0.021	0.17	<0.1	300	<10	<10	1,070	4.2	NA	NA	
			1/13/2015	26.11	8.52	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/16/2014	NA	NA	720	41	46	3.7	110	53	330	200	<0.05	<1	0.10	<0.1	<0.01	0.17	<0.1	330	<10	<10	1,090	6.5	NA	NA	
			10/14/2014	31.64	2.99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/30/2014	NA	NA	660	34	35	2.4	95	49	420	160	<0.05	<1	<0.1	0.16	<0.01	0.17	<0.1	420	<10	<10	1,040	6.5	NA	NA	
			7/29/2014	32.30	2.33	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/4/2014	32.82	1.81	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2014	27.98	6.65	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/17/2014	NA	NA	890	55	70	5.4	100	45	250	380	<0.05	<1	0.15	0.12	0.01	0.31	0.13	250	<10	<10	1,260	4.9	0.0024	423	
			1/16/2014	NA	NA	900	57	66	4.60	110	50	240	360	<0.05	<1	0.180	0.2	0.02	0.32	<0.1	240	<10	<10	1,260	6.0	NA	NA	
			1/14/2014	28.55	6.08	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/16/2013	NA	NA	690	30	40	3.40	100	49	340	190	<0.05	<1	0.091	0.14	<0.01	0.23	<0.1	340	<10	<10	1,050	7.4	NA	NA	
			10/14/2013	30.31	4.32	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/11/2013	NA	NA	860	60	50	4.40	110	47	240	340	<0.05	<1	0.18	0.15	0.02	0.28	<0.1	240	<10	<10	1,230	4.9	NA	NA	
			7/9/2013	29.98	4.65	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/11/2013	NA	NA	900	60	69	4.60	110	47	250	350	0.82	<1	0.2	0.12	0.03	0.28	<0.2	250	<10	<10	1,250	5.7	NA	NA	
			4/10/2013	23.30	11.33	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/16/2013	NA	NA	820	66	76	5.00	100	47	260	320	<0.1	<1	0.21	0.13	<0.01	0.31	<0.2	260	<10	<10	1,230	4.2	NA	NA	
			1/14/2013	23.59	11.04	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/30/2012	27.31	7.32	780	65	75	4.70	100	46	255	280	<0.05	<1	0.19	0.14	0.04	0.23	<0.1	255	<10	<10	1,190	4	NA	NA	
			7/25/2012	27.15	7.48	830	76	80	5.30	96	45	250	310	<0.05	<1	0.22	0.15	0.04	0.24	<0.1	250	<10	<10	1,220	6.7	NA	NA	
			4/19/2012	NA	NA	790	87	69	4.50	52	37	250	270	<0.1	<1	0.19	0.21	0.05	0.17	<0.2	250	<10	<10	1,180	4	NA	NA	
			4/18/2012	21.65	12.98	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/12/2012	23.29	11.34	760	76	85	4.00	79	40	270	190	<0.1	<1	0.23	0.21	0.069	0.23	<0.2	270	<10	<10	1,150	4.8	NA	NA	
			11/21/2011	22.46	12.17	720	39	38	3.40	96	43	320	180	<0.05	3.5	0.079	0.19	0.013	0.17	<0.1	320	<10	<10	1,050	4.8	NA	NA	
			7/26/2011	25.51	9.12	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/25/2011	NA	NA	760	69.3	66	6.40	80	35	310	208.8	<0.05	<1	0.16	0.17	0.041	0.23	0.199	310	<5	<5	1,170	5.3	0.0029	348	
			4/20/2011	114.79	-80.16	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/24/2011	106.59	-71.96	310	98	22	8.1	34	9.2	19.0	53	<0.05	<1.0	<0.1	0.2	4.42	0.4	0.63	19.0	<2.0	<2.0	480	10	0.0064	156	
			10/28/2010	NA	NA	290	81	26	9.3	64	11	160.0	68	<0.1	<1.0	<0.1	0.2	NA	0.85	0.36	160.0	<10	<10	520	38	0.0044	225	
			10/21/2010	112.71	-82.22	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/26/2010	95.61	-65.12	438	85	34.3	1.93	61.7	30.4	30.0	210	< 0.10	< 0.50	0.0435	0.58	0.22	1.46	0.32	30.0	< 1.0	< 1.0	690	36	0.0038	266	
			4/26/2010	63.90	-33.41	560	83	47.7	5.7	86.1	48.3	62	310	< 0.10	0.84	< 0.02	< 0.1	0.56	2.54	0.31	62.0	< 1.0	< 1.0	880	233	0.0037	268	
			1/27/2010	43.71	-13.22	460	130	45.0	25.4	682	124	112	100	0.56	NA	< 0.0200	0.21	0.25	32.4	0.49	112.0	< 1.0	< 1.0	760	4,360	0.0038	265	
			10/20/2009	29.20	1.29	362	92	39.6	2.92	19.2	45.1	76.8	110	< 0.10	< 0.50	0.0697	< 0.10	< 0.10	0.242	0.39	80.0	< 1.0	< 1.0	590	11.4	0.0042	236	
			8/19/2009	24.55	5.94	420	160	48.4	3.37	49.9	20.4	17.6	54	< 0.10	1.1	NA	< 0.10	0.25	1.76	0.68	17.6	< 1.0	< 1.0	690	242	0.0043	235	
			5/16/1983	15.80	14.69	665	35	40	NA	85	65	360	90	< 4	NA	NA	0.2	NA	0.01	NA	360	ND	ND	950	0.10	NA	NA	



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Well	Construction	Top of Casing Elevation (ft NAVD88)	Date	Depth to Water (feet)	Groundwater Elevation (feet NAVD88)	Total Dissolved Solids (mg/L)	Chloride (mg/L)	Sodium (mg/L)	Potassium (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Bicarbonate (as CaCO3) (mg/L)	Sulfate (mg/L)	Nitrate (as N) (mg/L)	Total Kjeldahl Nitrogen (mg/L)	Boron (mg/L)	Fluoride (mg/L)	Iodide (mg/L)	Manganese (mg/L)	Bromide (mg/L)	Alkalinity, Total (as CaCO3) (mg/L)	Carbonate (as CaCO3) (mg/L)	Hydroxide (as CaCO3) (mg/L)	Specific Conductance (umhos/cm)	Iron (mg/L)	Bromide / Chloride Ratio	Chloride / Bromide Ratio	
Oceano MW-Blue	Screened from 190-210' and 245-265' - 3-inch diameter	30.54																										
	Casing relative to concrete pad	-4.09	10/14/2015	NA	NA	350	110	69	9.2	3.7	31	42	74	<0.05	<1	0.16	<0.10	0.099	0.036	0.44	75	33	<10	670	5.7	0.0040	250	
	Pad elevation above MSL, approximate	34.63	10/13/2015	32.70	1.93	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	All elevations relative to MSL		7/15/2015	NA	NA	380	120	85	11.0	4.3	35	40	85	<0.05	<1	0.19	<0.1	0.1	0.05	0.409	65	25	<10	690	9.6	NA	NA	
			7/14/2015	32.21	2.42	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/16/2015	NA	NA	400	120	66	7.6	4.9	36	54	100	<0.05	<1	0.17	<0.1	0.088	0.039	0.481	76	22	<10	700	6.6	0.0040	249	
			4/14/2015	28.41	6.22	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/14/2015	NA	NA	420	125	68	7.0	6.4	37	45	126	<0.05	<1	0.15	<0.1	0.097	0.038	0.39	65	20	<10	720	3.5	0.0031	325	
			1/13/2015	25.98	8.65	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/16/2014	NA	NA	370	120	78	13.0	4.2	29	53	77	<0.05	<1	0.17	<0.1	0.11	0.040	0.35	88	<10	<10	740	4.5	0.0029	343	
			10/14/2014	32.70	1.93	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/30/2014	NA	NA	450	120	71	4.4	9.6	43	53	130	0.13	<1	0.15	0.12	0.1	0.078	0.29	73	20	<10	800	8	0.0024	414	
			7/29/2014	32.69	1.94	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/4/2014	34.02	0.61	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2014	27.07	7.56	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/17/2014	NA	NA	370	120	89	14.0	2.4	17	76	39	<0.05	<1	0.16	<0.1	0.12	0.03	0.43	121	45	<10	720	3.7	0.0036	279	
			1/16/2014	NA	NA	350	122	89	15	2	18	68	42	<0.05	<1	0.17	0.1	0.09	0.026	0.48	125	57.5	<10	710	2.3	0.0039	254	
			1/14/2014	27.86	6.77	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/16/2013	NA	NA	360	100	98	20	3.1	15	66	36	<0.05	<1	0.19	<0.1	0.11	0.057	0.38	139	73	<10	710	4.1	0.0038	263	
			10/14/2013	30.98	3.65	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/11/2013	NA	NA	370	140	70	6.3	4	23	82	40	0.4	<1	0.2	0.11	0.11	0.043	0.44	117	35	<10	730	3.2	0.0031	318	
			7/9/2013	29.36	5.27	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/11/2013	NA	NA	340	90	81	14	2.9	18	78	30	<0.05	<1	0.19	0.12	0.07	0.046	0.3	155	77.5	<10	650	3.2	0.0033	300	
			4/10/2013	24.45	10.18	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/16/2013	NA	NA	360	107	99	7.1	3.3	24	110	36	<0.05	<1	0.25	<0.1	<0.01	0.048	0.4	165	55	<10	720	3.7	0.0037	268	
			1/14/2013	23.14	11.49	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/30/2012	27.68	6.95	380	97	100	6.4	4.5	24	130	38	<0.05	<1	0.28	<0.1	0.1	0.09	0.2	168	38	<10	720	6.1	0.0021	485	
			7/25/2012	27.18	7.45	240	49	56	11	5.4	22	99	43	<0.05	<1	0.16	0.19	0.023	0.11	<0.1	132	33	<10	470	6.6	NA	NA	
			4/19/2012	NA	NA	380	100	87	5.5	3.5	26	150	79	<0.1	<1	0.27	0.26	0.09	0.033	0.68	180	30	<10	750	1.6	0.0068	147	
			4/18/2012	20.10	14.53	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/12/2012	22.26	12.37	480	96	110	4.9	5.6	33	154	95	<0.1	<1	0.28	<0.2	0.11	0.01	0.306	180	26	<10	850	0.2	0.0032	314	
			11/21/2011	22.73	11.90	390	90	78	4.6	5.2	24	111	86	<0.05	<1	0.19	0.13	0.092	0.014	0.28	128	17	<10	720	0.5	0.0031	321	
			7/26/2011	25.29	9.34	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/25/2011	NA	NA	260	29.3	23	5.3	8.7	20	84	80	<0.05	<1	<0.1	0.199	0.072	0.041	<0.1	89	<5	<5	440	2.7	NA	NA	
			4/21/2011	NA	NA	580	118	70	19	49	17	8.8	274	<0.05	<1	<0.1	0.29	0.109	0.091	0.4	11.3	2.5	<2.0	950	NA	0.0034	295	
			4/20/2011	22.59	12.04	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/24/2011	24.87	9.76	680	110	60	17	64	22	5.0	330	<0.05	<1.0	<0.1	0.22	0.96	0.16	0.31	11.2	6.2	<2.0	1,040	10.0	0.0028	355	
			10/21/2010	30.11	0.43	770	100	68	12	88	31	14.0	380	<0.1	<1.0	<0.1	0.28	NA	0.054	<0.3	14.0	<10	<10	1,163	2.2	NA	NA	
			7/26/2010	24.74	5.80	783	130	80.1	8.58	142	42.0	2.8	450	<0.10	<0.50	<0.0200	0.26	0.31	3.97	0.8	2.8	<1.0	<1.0	1,200	593	0.0059	169	
			4/26/2010	18.52	12.02	1,130	160	70.2	6.48	208	50.7	8.4	530	<0.10	0.56	<0.02	0.23	0.54	3.10	1.0	8.4	<1.0	<1.0	1,600	383	0.0061	165	
			1/27/2010	22.06	8.48	1,740	430	55.6	4.98	282	43.0	<1.0	680	<0.10	<0.50	0.0819	0.14	0.41	9.41	2.0	<1.0	<1.0	2,300	170	0.0047	215		
			10/20/2009	27.50	3.04	2,250	1,000	19.5	2.40	487	22.5	5.0	410	<0.10	0.98	0.0532	0.13	<0.10	13.1	4.5	5.0	<1.0	<1.0	3,100	236	0.0045	222	
			8/19/2009	24.65	5.89	322	150	93.2	16.7	23.9	12.1	3.0	4.0	<0.10	1.3	NA	0.19	0.5	0.7	0.74	23.0	20.0	<1.0	640	153	0.0049	203	
			5/16/1983	13.30	17.24	840	80	90	NA	100	50	250	160.0	<4	NA	ND	0.2	NA	0.14	NA	250.0	ND	ND	1,200	0.10	NA	NA	



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Well	Construction	Top of Casing Elevation (ft NAVD88)	Date	Depth to Water (feet)	Groundwater Elevation (feet NAVD88)	Total Dissolved Solids (mg/L)	Chloride (mg/L)	Sodium (mg/L)	Potassium (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Bicarbonate (as CaCO3) (mg/L)	Sulfate (mg/L)	Nitrate (as N) (mg/L)	Total Kjeldahl Nitrogen (mg/L)	Boron (mg/L)	Fluoride (mg/L)	Iodide (mg/L)	Manganese (mg/L)	Bromide (mg/L)	Alkalinity, Total (as CaCO3) (mg/L)	Carbonate (as CaCO3) (mg/L)	Hydroxide (as CaCO3) (mg/L)	Specific Conductance (umhos/cm)	Iron (mg/L)	Bromide / Chloride Ratio	Chloride / Bromide Ratio	
Oceano MW-Silver	Screened from 395-435' and 470-510' - 3-inch diameter	30.48																										
	Casing relative to concrete pad	-4.15	10/13/2015	32.30	2.33	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Pad elevation above MSL, approximate	34.63	7/14/2015	32.58	2.05	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	All elevations relative to MSL		4/14/2015	30.38	4.25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/13/2015	26.19	8.44	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/14/2014	43.01	-8.38	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/29/2014	33.65	0.98	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/4/2014	36.33	-1.70	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2014	42.20	-7.57	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/14/2014	37.78	6.85	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/14/2013	30.92	3.71	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/9/2013	30.91	3.72	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/10/2013	26.08	8.55	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/14/2013	23.12	11.51	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/30/2012	27.14	7.49	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/25/2012	27.68	6.95	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/18/2012	20.13	14.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/11/2012	23.00	11.63	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			11/21/2011	22.85	11.78	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/26/2011	25.23	9.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/21/2011	NA	NA	410	97	100	7.2	3.5	21	80	134	<0.05	<1	0.23	0.18	0.097	0.065	0.42	100	20	<2.0	770	NA	0.0043	231	
			4/20/2011	21.27	13.36	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/24/2011	22.02	12.61	440	92	90	9.2	3.4	27	90	140	<0.05	<1.0	0.25	0.11	0.94	0.041	0.35	110	20	<2.0	810	2.2	0.0038	263	
			10/21/2010	29.11	5.52	460	90	110	15	6.8	32	94	140	<0.1	<1.0	0.2	0.1	NA	0.1	0.38	124	30	<1.0	868	3.5	0.0042	237	
			7/26/2010	24.24	6.24	478	83	109	5.94	52.9	30.4	122.0	94	<0.10	<0.50	0.255	<0.10	0.41	0.477	0.56	130.0	8.0	<1.0	730	61.0	0.0067	148	
			4/26/2010	19.04	11.44	452	83	83	7.42	29.3	34.5	72.0	190	<0.1	0.56	0.134	<0.10	0.65	0.702	0.4	86.0	14.0	<1.0	810	71.0	0.0048	208	
			1/27/2010	21.05	9.43	496	71	92.2	10.6	22.9	39.1	13.0	230	<0.10	<0.50	0.323	<0.10	0.20	0.604	0.29	51.0	38.0	<1.0	780	54.4	0.0041	245	
			10/20/2009	27.52	2.96	564	71	80.8	8.63	33.2	49.8	49.6	310	<0.10	<0.50	0.148	<0.10	<0.10	0.337	0.32	64.0	14.4	<1.0	850	20.0	0.0045	222	
			8/19/2009	29.34	1.14	522	180	148	71.6	95.2	8.42	30.0	3.5	<0.10	1.7	NA	0.24	0.52	2.36	0.76	170	140	<1.0	1,000	278	0.0042	237	
			5/16/1983	13.50	16.98	630	40	40	NA	90	50	330	80	<4	NA	NA	0.1	NA	0.02	NA	330	ND	ND	900	0.05	NA	NA	
Oceano # 8																												
	Casing relative to concrete pad		10/14/2015	NA	NA	680	43	44	3.1	100	50	360	160	<0.05	<1	0.089	0.28	0.02	0.033	<0.10	360	<10	<10	1,060	0.18	NA	NA	
	Pad elevation above MSL, approximate		7/15/2015	NA	NA	680	43	52	2.4	120	56	360	170	<0.05	<1	0.079	0.11	0.01	0.033	<0.1	360	<10	<10	1,070	0.13	NA	NA	
	All elevations relative to MSL		4/16/2015	NA	NA	680	49	41	2.4	100	47	350	170	<0.05	<1	0.068	0.114	<0.01	0.039	<0.1	350	<10	<10	1,030	0.47	NA	NA	
			1/13/2015	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/16/2014	NA	NA	670	40	43	2.8	110	50	3500	150	<0.05	<1	0.055	0.103	<0.01	0.03	<0.1	350	<10	<10	1,060	0.064	NA	NA	
			7/30/2014	NA	NA	670	43	43	2.2	110	48	360	160	<0.05	<1	<0.1	0.15	<0.01	0.029	<0.1	360	<10	<10	1,070	0.057	NA	NA	
			4/15/2014	NA	NA	680	42	43	3.3	87	43	340	170	<0.05	<1	0.09	0.11	<0.01	0.023	<0.1	340	<10	<10	1,070	0.05	NA	NA	
			1/16/2014	NA	NA	680	45	42	2.6	100	46	360	171	<0.05	<1	<0.05	0.13	<0.01	0.032	<0.1	360	<10	<10	1,060	0.18	NA	NA	
			10/16/2013	NA	NA	670	40	44	2.6	100	47	350	180	0.47	<1	<0.05	0.15	<0.01	0.03	<0.1	350	<10	<10	1,053	0.11	NA	NA	
			7/10/2013	NA	NA	670	44	43	2.8	110	52	350	180	<0.05	<1	0.072	0.12	<0.01	0.032	<0.1	350	<10	<10	1,070	0.11	NA	NA	
			4/11/2013	NA	NA	720	43	40	2.7	98	46	350	170	<0.05	<1	0.072	0.14	<0.01	0.029	<0.1	350	<10	<10	1,070	0.12	NA	NA	
			1/16/2013	NA	NA	660	43	43	2.7	100	47	360	180	<0.05	<1	0.07	0.1	<0.01	0.031	<0.1	360	<10	<10	1,060	0.130	NA	NA	
			10/30/2012	NA	NA	660	40	44	2.9	110	49	345	170	<0.05	<1	0.071	0.14	<0.01	0.03	<0.1	345	<10	<10	1,070	0.086	NA	NA	
			7/24/2012	NA	NA	700	47	44	2.8	93	45	356	180	<0.05	<1	<0.1	0.17	<0.01	0.029	<0.1	356	<10	<10	1,070	0.660	NA	NA	
			4/25/2012	NA	NA	680	48	44	2.7	95	43	350	200	<0.1	<1	<0.1	0.26	<0.01	0.032	<0.2	350	<10	<10	1,070	0.200	NA	NA	
			1/10/2012	NA	NA	690	45	44	2.6	100	44	340	160	<0.05	<1	<0.1	0.2	<0.01	0.024	<0.1	340	<10	<10	1,070	0.100	NA	NA	
			11/22/2011	NA	NA	690	41	39	2.7	100	46	350	160	<0.1	<1	0.046	<0.2	0.013	0.03	<0.2	350	<10	<10	1,010	0.0	NA	NA	
			7/25/2011	NA	NA	690	44	39	4.5	86	40	340	166.9	<0.05	<1	<0.1	0.145	<0.01	0.026	<0.1	340	<5	<5	1,070	<0.1	NA	NA	



Table A : Northern Cities Sentry Well Water Quality Data Summary

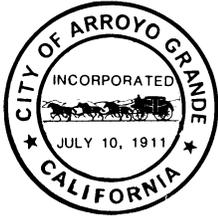
Well	Construction	Top of Casing Elevation (ft NAVD88)	Date	Depth to Water (feet)	Groundwater Elevation (feet NAVD88)	Total Dissolved Solids (mg/L)	Chloride (mg/L)	Sodium (mg/L)	Potassium (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Bicarbonate (as CaCO3) (mg/L)	Sulfate (mg/L)	Nitrate (as N) (mg/L)	Total Kjeldahl Nitrogen (mg/L)	Boron (mg/L)	Fluoride (mg/L)	Iodide (mg/L)	Manganese (mg/L)	Bromide (mg/L)	Alkalinity, Total (as CaCO3) (mg/L)	Carbonate (as CaCO3) (mg/L)	Hydroxide (as CaCO3) (mg/L)	Specific Conductance (umhos/cm)	Iron (mg/L)	Bromide / Chloride Ratio	Chloride / Bromide Ratio	
Oceano MW-Yellow	Screened from 625-645' - 3-inch diameter	30.52																										
	Casing relative to concrete pad	-4.11	10/14/2015	NA	NA	370	85	91	4.8	3.1	32	159	45	<0.05	<1	0.23	<0.10	0.060	0.043	0.26	189	30	<10	710	0.30	0.0031	327	
	Pad elevation above MSL, approximate	34.63	10/13/2015	32.28	2.35	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	All elevations relative to MSL		7/15/2015	NA	NA	390	90	99	4.4	2.7	34	145	55	<0.05	<1	0.21	<0.1	0.06	0.034	0.24	185	40	<10	730	0.24	NA	NA	
			7/14/2015	32.60	2.03	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/16/2015	NA	NA	360	89	86	4.8	2.6	31	137	58	<0.05	<1	0.20	<0.1	0.057	0.030	0.266	172	35	<10	680	0.42	0.0030	335	
			4/14/2015	30.42	4.21	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/14/2015	NA	NA	390	90	84	4.8	2	31	140	61	<0.05	<1	0.18	<0.1	0.059	0.035	0.24	170	30	<10	670	0.47	0.0026	383	
			1/13/2015	26.32	8.31	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/16/2014	NA	NA	370	80	84	5.0	3.2	32	146	59	<0.05	<1	0.19	<0.1	0.055	0.044	0.18	170	24	<10	720	0.61	0.0023	444	
			10/14/2014	41.12	-6.49	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/30/2014	NA	NA	380	86	81	4.2	3.6	35	158	61	<0.05	<1	0.16	<0.1	0.05	0.047	0.17	175	17	<10	730	0.25	0.0020	506	
			7/29/2014	33.72	0.91	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/4/2014	36.55	-1.92	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2014	39.06	-4.43	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/17/2014	NA	NA	380	84	86	5.2	3	26	120	87	<0.05	<1	0.18	<0.1	0.08	0.032	0.3	143	23	<10	730	0.45	0.0036	280	
			1/16/2014	NA	NA	390	89	91	5.0	4.1	34	119	103	<0.05	<1	0.20	<0.1	0.06	0.043	0.34	136	17	<10	740	0.30	0.0038	262	
			1/14/2014	27.80	6.83	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/16/2013	NA	NA	410	84	87	4.7	5.3	33	114	130	<0.05	<1	0.17	<0.1	0.08	0.053	0.3	124	10	<10	760	0.28	0.0036	280	
			10/14/2013	30.83	3.80	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/11/2013	NA	NA	420	80	70	4.8	4.5	35	116	120	<0.05	<1	0.19	<0.1	0.06	0.047	0.21	136	20	<10	760	0.19	0.0026	381	
			7/9/2013	30.41	4.22	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/11/2013	NA	NA	450	77	77	4.7	5.8	38	113	150	<0.05	<1	0.19	<0.1	0.06	0.069	0.2	128	15	<10	780	0.15	0.0026	385	
			4/10/2013	26.09	8.54	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/15/2013	NA	NA	420	74	78	4.7	7.0	40	110	180	<0.05	<1	0.18	<0.1	<0.01	0.087	<0.1	125	15	<10	810	0.55	NA	NA	
			1/14/2013	23.25	11.38	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/30/2012	27.23	7.40	380	88	99	5.7	3.3	30	160	63	<0.05	<1	0.25	<0.1	0.08	0.035	0.3	168	7.5	<10	740	0.33	0.0034	293	
			7/25/2012	27.69	6.94	390	108	107	5.5	2.7	29	13	66	<0.05	<1	0.28	<0.1	0.079	0.0037	0.23	168	155	<10	750	0.84	0.0021	470	
			4/19/2012	NA	NA	390	110	83	4.3	2.5	26	400	68	<0.1	<1	0.22	0.23	0.09	0.032	0.39	420	20	<10	790	0.24	0.0035	282	
			4/18/2012	20.05	14.58	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/12/2012	23.08	11.55	410	94	95	4.5	3.0	28	300	68	<0.1	<1	0.24	<0.2	0.1	0.032	0.31	320	20	<10	760	0.89	0.0033	303	
			11/21/2011	22.98	11.65	410	94	83	4.6	3.4	30	152	72	<0.05	<1	0.21	<0.1	0.09	0.035	0.3	160	8	<10	730	0.65	0.0032	313	
			7/26/2011	26.73	7.90	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/25/2011	NA	NA	420	89.7	84	7.1	4.4	31	148	91.8	<0.05	<1	0.20	<0.1	0.071	0.046	0.297	150	2.5	<5	760	1.90	0.0033	302	
			4/21/2011	NA	NA	380	88	110	6.3	4.0	27	140	101	<0.05	<1	0.41	0.14	0.07	0.13	0.33	140	<2.0	<2.0	750	N/A	0.0038	267	
			4/20/2011	21.30	13.33	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/24/2011	22.01	12.62	430	83	73	6	6.3	31	160	100	<0.05	<1.0	0.22	0.11	0.66	0.078	0.28	160	<2.0	<2.0	780	0.49	0.0034	296	
			10/21/2010	28.22	2.30	410	87	100	3.9	6.0	33	148	100	<0.1	<1.0	0.14	<0.1	NA	0.087	<0.3	148	<10	<10	796	0.66	NA	NA	
			7/26/2010	25.50	5.02	446	94	93.0	8.81	10.2	32.0	38.4	120	<0.10	<0.50	0.142	<0.10	0.32	0.196	0.48	56.0	17.6	<1.0	700	22.4	0.0051	196	
			4/26/2010	19.17	11.35	416	96	87.6	9.86	14.8	37.1	46.0	150	<0.1	0.63	0.132	<0.10	0.39	0.579	0.44	58.0	12.0	<1.0	780	56.2	0.0046	218	
			1/27/2010	20.58	9.94	498	89	79.6	10.2	15.6	38.0	31.0	180	<0.10	0.56	0.132	<0.10	0.19	0.283	0.38	51.0	20.0	<1.0	810	23.6	0.0043	234	
			10/20/2009	25.80	4.72	446	100	97.1	12.8	16.4	37.9	26.6	180	<0.10	0.56	0.168	0.2	<0.10	0.180	0.42	42.6	16.0	<1.0	760	18.9	0.0042	238	
			8/19/2009	31.04	-0.52	426	160	101	18.9	93.2	29.1	64.4	36	<0.10	0.98	NA	0.2	0.31	5.490	0.60	84.4	20.0	<1.0	790	682	0.0038	267	
			5/16/1983	14.30	16.22	770	60	70	NA	90	70	330	120	9	NA	NA	0.1	NA	0.02	NA	330	ND	ND	1,100	0.24	NA	NA	



Table A : Northern Cities Sentry Well Water Quality Data Summary

Well	Construction	Top of Casing Elevation (ft NAVD88)	Date	Depth to Water (feet)	Groundwater Elevation (feet NAVD88)	Total Dissolved Solids (mg/L)	Chloride (mg/L)	Sodium (mg/L)	Potassium (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Bicarbonate (as CaCO3) (mg/L)	Sulfate (mg/L)	Nitrate (as N) (mg/L)	Total Kjeldahl Nitrogen (mg/L)	Boron (mg/L)	Fluoride (mg/L)	Iodide (mg/L)	Manganese (mg/L)	Bromide (mg/L)	Alkalinity, Total (as CaCO3) (mg/L)	Carbonate (as CaCO3) (mg/L)	Hydroxide (as CaCO3) (mg/L)	Specific Conductance (umhos/cm)	Iron (mg/L)	Bromide / Chloride Ratio	Chloride / Bromide Ratio	
12N/36W-36L01	Screened from 227'-237' - 2-inch diameter	26.77																										
	Height of steel casing added to the concrete pad elevation	2.79	10/15/2015	NA	NA	920	37	63	4.2	120	47	180	400	0.68	<1	0.15	<0.20	<0.01	<0.005	<0.20	180	<10	<10	1,210	<0.05	NA	NA	
	Pad elevation NAVD 88	23.98	10/13/2015	22.14	4.63	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	TOC elevation prior to renovation (Approximate)	24.0	7/16/2015	NA	NA	930	39	74	2.8	140	50	180	410	1.2	<1	0.15	<0.1	<0.01	<0.005	<0.1	180	<10	<10	1,210	<0.05	NA	NA	
			7/14/2015	21.84	4.93	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/14/2015	21.18	5.59	890	38	55	3.1	110	44	180	440	0.759	1.0	0.16	<0.2	<0.01	<0.005	<0.2	180	<10	<10	1,160	<0.05	NA	NA	
			1/13/2015	19.89	6.88	880	39	59	3.0	120	45	180	440	0.584	<1	0.14	<0.1	<0.01	<0.005	<0.1	180	<10	<10	1,160	<0.05	NA	NA	
			10/15/2014	NA	NA	910	34	58	3.7	120	43	180	380	0.950	<1	0.14	<0.2	<0.01	<0.005	<0.2	180	<10	<10	1,210	<0.05	NA	NA	
			10/14/2014	21.75	5.02	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/29/2014	NA	NA	890	36	61	3.2	120	47	180	390	0.603	<1	0.12	<0.2	<0.01	<0.005	<0.2	180	<10	<10	1,220	<0.05	NA	NA	
			7/29/2014	21.57	5.20	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			6/4/2014	22.36	4.41	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/15/2014	19.89	6.88	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/16/2014	NA	NA	910	36	46	2.6	76	27	180	440	0.77	<1	0.15	<0.1	<0.01	<0.005	<0.1	180	<10	<10	1,200	<0.05	NA	NA	
			1/16/2014	NA	NA	910	35	60	3.1	110	42	180	416	1.00	1.1	0.14	<0.2	<0.01	<0.005	<0.2	180	<10	<10	1,190	<0.05	NA	NA	
			1/14/2014	20.38	6.39	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/16/2013	NA	NA	910	40	63	4.5	120	43	170	460	0.76	<1	0.13	<0.2	<0.01	<0.005	<0.2	170	<10	<10	1,210	<0.05	NA	NA	
			10/14/2013	21.71	5.06	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/10/2013	NA	NA	910	39	54	3.2	120	42	175	430	0.78	<1	0.14	<0.1	<0.01	<0.005	<0.1	175	<10	<10	1,210	0.18	NA	NA	
			7/9/2013	21.37	5.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/11/2013	NA	NA	890	38	59	3.6	110	43	180	420	0.82	<1	0.16	<0.2	<0.01	<0.005	<0.2	180	<10	<10	1,200	<0.05	NA	NA	
			4/10/2013	20.10	6.67	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/15/2013	NA	NA	870	39	61	3.4	110	41	178	440	0.57	<1	0.15	<0.2	<0.01	<0.005	<0.2	178	<10	<10	1,190	0.13	NA	NA	
			1/14/2013	18.62	8.15	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			10/31/2012	20.11	6.66	910	35	66	4.0	130	46	165	400	1.60	<1	0.16	0.2	<0.01	<0.005	<0.5	165	<10	<10	1,200	<0.05	NA	NA	
			7/24/2012	19.42	7.35	880	43	65	3.9	110	41	168	420	<0.05	<1	0.16	<0.1	<0.01	0.02	<0.1	168	<10	<10	1,190	0.19	NA	NA	
			4/20/2012	18.26	8.03	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			4/18/2012	23.83	2.94	880	47	52	3.2	95	36	180	450	0.42	<1	0.12	<0.2	<0.01	<0.005	<0.2	180	<10	<10	1,190	<0.1	NA	NA	
			1/11/2012	17.68	9.09	790	41	64	4.1	120	44	170	380	1.30	<1	0.19	0.18	<0.02	<0.005	<0.2	170	<10	<10	1,190	<0.1	NA	NA	
			11/21/2011	18.08	8.69	910	39	55	3.5	110	40	180	380	0.37	<1	0.16	<0.2	<0.01	<0.005	<0.2	180	<10	<10	1,200	<0.1	NA	NA	
			7/26/2011	19.63	7.14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			7/25/2011	NA	NA	890	40.5	65	5.7	110	43	170	408.9	0.39	<1	0.15	<0.1	<0.01	<0.005	<0.1	170	<5	<5	1,200	0.024	NA	NA	
			4/21/2011	NA	NA	890	42	61	4.2	100	30	170	415	0.60	<1	0.19	0.07	<0.01	<0.005	<0.1	170	<2.0	<2.0	1,200	NA	NA	NA	
			4/20/2011	18.26	8.51	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			1/24/2011	17.61	8.68	890	41	55	5.1	98	36	180	400	0.50	<1.0	0.20	0.15	<0.10	<0.005	<0.1	180	<2.0	<2.0	1,200	<0.1	NA	NA	
			10/21/2010	20.75	5.54	910	38	76	3.6	130	47	169	400	0.39	<1.0	0.10	<0.1	NA	<0.005	<0.3	169	<10	<10	1,213	<0.1	NA	NA	
			7/27/2010	21.18	5.11	707	36	64.2	3.70	127	47.4	182	420	0.40	<0.50	0.158	<0.10	<0.10	<0.00500	0.11	182	<1.0	<1.0	1,100	<0.100	0.0031	327	
			4/26/2010	15.94	8.06	860	42	70.3	4.13	129	48.9	191	400	0.45	0.77	0.223	<0.1	0.15	0.057	0.14	191	<1.0	<1.0	1,100	4.53	0.0033	300	
			10/21/2009	17.72	6.28	856	38	72.0	4.64	131	48.2	192	420	0.49	0.84	0.150	0.12	<0.10	0.0994	0.13	192	<1.0	<1.0	1,100	1.68	0.0034	292	
			8/20/2009	19.16	4.84	890	39	78.0	4.21	138	48.1	184	390	0.49	0.56	NA	<0.10	<0.10	0.185	0.14	184	<1.0	<1.0	1,200	2.03	0.0036	279	
			5/11/2009	17.68	6.32	832	63	83.8	4.88	111	45.4	204	330	NA	NA	NA	0.12	NA	0.551	0.22	204	<1.0	<1.0	1,200	4.02	0.0035	286	
			3/26/1996	NA	NA	882	35	66	4.8	124	47	233	408	2	NA	0.24	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
			6/8/1976	NA	NA	936	38	72	3.5	130	48	223	423	0.6	NA	0.15	0.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	

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MEMORANDUM

TO: CITY COUNCIL

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: MATTHEW DOWNING, PLANNING MANAGER

SUBJECT: CONSIDERATION OF LOT LINE ADJUSTMENT 16-001; LOCATION – 1271 JAMES WAY (APNs 007-771-053, -062, AND -076); APPLICANT – RUSS SHEPPEL; REPRESENTATIVE - TIM CRAWFORD, AXIS ENGINEERING GROUP

DATE: JULY 26, 2016

RECOMMENDATION:

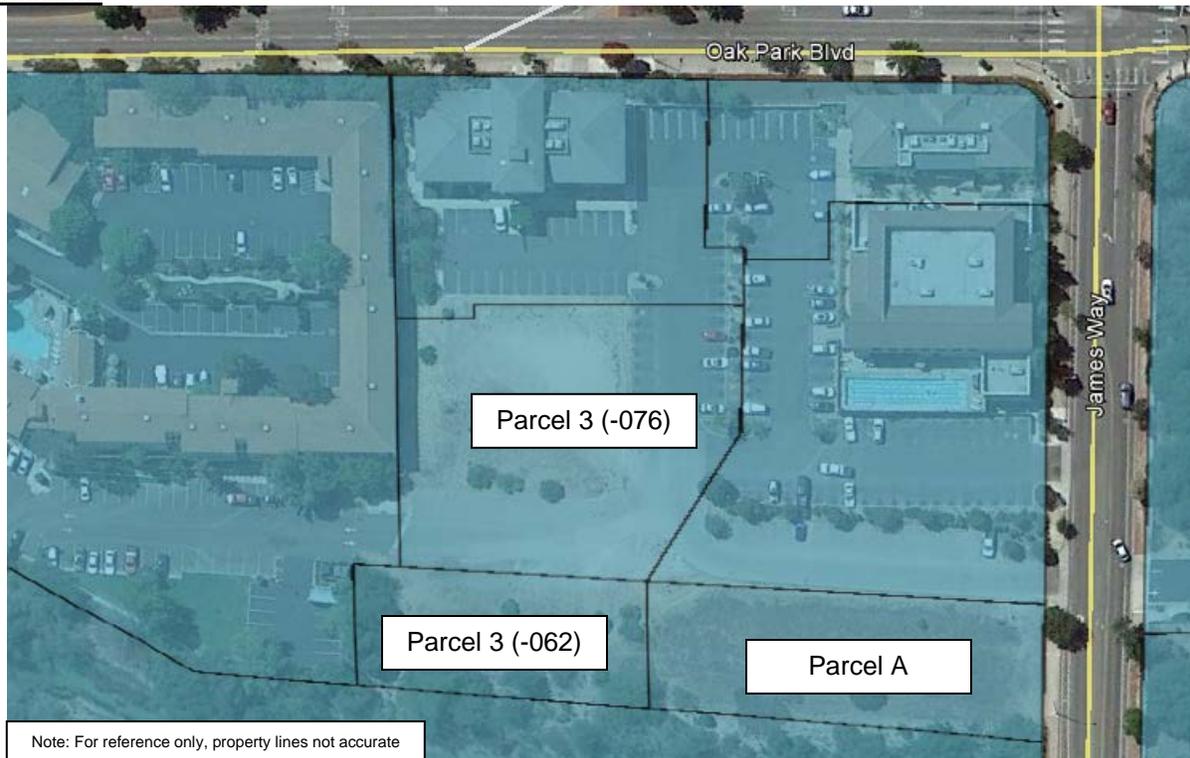
It is recommended by the Planning Commission that the City Council adopt a Resolution approving Lot Line Adjustment 16-001.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



**CITY COUNCIL
CONSIDERATION OF LOT LINE ADJUSTMENT 16-001
JULY 26, 2016
PAGE 2**

This project is an integral part of a prior Planned Development (PD-1.1) area, and therefore requires City Council action to amend the previously approved plan.

The project site is located within the Oak Park Professional Plaza (the "Plaza") on the southeast corner of James Way and Oak Park Boulevard in the Office Mixed-Use (OMU) zoning district. The 3.74-acre Plaza is developed with two medical office buildings and a health club (Kennedy Club Fitness). Surrounding the Plaza is a church to the North, the Best Western Casa Grande Inn to the South, Meadow Creek and Leisure Gardens condominiums to the East, and commercial development within the City of Pismo Beach to the West.

On March 24, 2015 the City Council adopted Resolution No. 4651 approving Amended Conditional Use Permit 15-001, Variance 15-001, and Lot Merger 15-001 to allow the construction of a 55,000 square-foot memory care facility and sixteen (16) assisted living units. In working toward compliance with all conditions of approval for the proposed project, the applicant has run into an issue with financing constraints regarding the Lot Merger, as the independent living parcel is financed by a separate institution than the assisted living parcels. In order to accommodate the approved development, the applicant has requested to utilize a lot line adjustment in place of the lot merger.

Staff Advisory Committee

The Staff Advisory Committee (SAC) reviewed the proposal on June 22, 2016. Members of the SAC discussed items related to the project, including continuity of previously identified conditions of approval and ensuring all necessary easements for the approved development are obtained. Overall, members of the SAC were in support of the project and developed conditions of approval to specifically address the items discussed.

Planning Commission

The Planning Commission considered the proposal on July 5, 2016. After ensuring the resulting development was consistent with what the City Council approved in March 2015, the Planning Commission adopted a Resolution recommending the City Council approve the lot line adjustment as proposed.

ANALYSIS OF ISSUES:

Lot Line Adjustment

The proposed lot line adjustment will consolidate three lots into two (2) lots while additionally adjusting an interior lot line adjacent to the approved independent living facility. The need to address the property line adjacent to the independent living facility arises from the structure containing operable windows that will cross the property line, which is not allowed under the California Building Code. The existing parcels are as follows:

**CITY COUNCIL
 CONSIDERATION OF LOT LINE ADJUSTMENT 16-001
 JULY 26, 2016
 PAGE 3**

Table 1. Existing Parcel Sizes

Parcel Number	Lot Area	Lot Width	Lot Depth	Zoning
Parcel A	30,957.6 sq. ft.	122.17'	257'	OMU
Parcel 3 (-062)	22,170 sq. ft.	122.17'	178.45'	OMU
Parcel 3 (-076)	25,795 sq. ft.	~127.08'	~206.16'	OMU

The parcels resulting from the proposed lot line adjustment are as follows:

Table 2. Proposed Parcel Sizes

Parcel Number	Lot Area	Lot Width	Lot Depth	Zoning
Parcel 1	48,518.7 sq. ft.	122.17'	435.45'	OMU
Parcel 2	30,403.8 sq. ft.	152.08'	~206.16'	OMU

The proposed parcels meet requirements of the Development Code for their zoning district, including lot area, lot width, and lot depth. Additionally, the merger of Parcel A and Parcel 3 (-062), will continue to address the lot merger need for the approved development.

Access

The parcels within The Plaza are accessed from James Way, and reciprocal access agreements to ensure access between the properties is accommodated. As part of the approved development on the subject property, the applicant was required to provide through access and emergency access to the hotel property to the south. All required and necessary easements will be included on the final recorded document.

ALTERNATIVES:

The following alternatives are provided for the City Council's consideration:

- Adopt the Resolution approving Lot Line Adjustment 16-001;
- Modify and adopt the Resolution approving Lot Line Adjustment 16-001;
- Do not adopt the Resolution, provide specific findings and direct staff to return with a Resolution denying the lot line adjustment; or
- Provide direction to staff.

ADVANTAGES:

The proposed project will allow for the previously approved development project to move forward, providing a much needed health care service and housing option to elderly residents and those in need of special medical care in the area.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and determined to be categorically exempt per Section 15305(a) of the CEQA

**CITY COUNCIL
CONSIDERATION OF LOT LINE ADJUSTMENT 16-001
JULY 26, 2016
PAGE 4**

Guidelines regarding minor lot line adjustments not resulting in the creation of any new parcel.

PUBLIC NOTICE AND COMMENT:

Per Municipal Code Subsection 16.12.030.B, a public hearing is not required for approval of a lot line adjustment.

The Agenda was posted in front of City Hall on Thursday, July 21, 2016. The Agenda and staff report were posted on the City's website on July 22, 2016. No comments have been received.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE APPROVING LOT LINE ADJUSTMENT NO. 16-001; LOCATED AT 1271 JAMES WAY; APPLIED FOR BY RUSS SHEPPEL

WHEREAS, on March 24, 2015, the City Council adopted Resolution No. 4651 approving Amended Conditional Use Permit 15-001, Variance 15-001 and Lot Merger 15-001 for the development of 1.8 acres for an approximately 55,000 square-foot, 70-bed assisted living/memory care facility and sixteen (16) independent living units on real property, located at 1271 James Way, Arroyo Grande, CA (the “subject property”); and

WHEREAS, Russ Sheppel (the “applicant”) has filed Lot Line Adjustment 16-001 to modify property lines to allow for the approved development in place of Lot Merger 15-001 due to financing constraints associated with the merger; and

WHEREAS, the Planning Commission of the City of Arroyo Grande reviewed the project on July 5, 2016 and recommended the City Council adopt a Resolution approving the proposed Lot Line Adjustment; and

WHEREAS, the City Council has reviewed the project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for implementation of CEQA and finds the project to be categorically exempt per Section 15305(a) of the CEQA Guidelines regarding minor lot line adjustments not resulting in the creation of any new parcel; and

WHEREAS, the City Council reviewed and considered the project at its meeting on July 26, 2016; and

WHEREAS, the City Council finds, after due study and deliberation, the proposed lot line adjustment does not:

1. Create any new lots;

The proposed lot line adjustment will merge two lots and adjust the lot line of a third lot, but no new lots will be created.

2. Include any lots or parcels created illegally;

All lots associated with Lot Line Adjustment 16-001 were legally created and therefore the project will not include any lots created illegally.

3. Impair any existing access or create a need for access to any adjacent lots or parcels;

RESOLUTION NO.

PAGE 2

Access to the property exists from James Way and no new access is required.

4. Impair any existing easements or create a need for any new easements serving adjacent lots or parcels;

The proposed lot line adjustment does not impair existing easements or create a need for any new easements serving adjacent lots. While the subsequent development will result in the need for new easements to be recorded, they are not required as part of the proposed project and are conditioned to be recorded with the lot line adjustment.

5. Constitute poor land planning or undesirable lot configurations due to existing environmental conditions or current zoning development standards;

The proposed lot line adjustment will not constitute poor land planning or undesirable lot configurations.

6. Require substantial alteration of any existing improvements or create a need for any new improvements;

The proposed lot line adjustment does not require the alteration of any existing improvements nor create a need for any new improvements.

7. Create a nonconforming lot in the development district in which it exists, except as allowed in Municipal Code Section 16.48.110

The lots resulting from the proposed lot line adjustment will meet all applicable development standards for the Office Mixed Use zoning district.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Arroyo Grande hereby approves Lot Line Adjustment 16-001, as presented to the City Council on July 26, 2016 as shown in Exhibit "B", attached hereto and incorporated herein by this reference, with the above findings and subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion by Council Member _____, seconded by Council Member _____, and by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was adopted this 26th day of July, 2016.

JIM HILL, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

GEOFF ENGLISH, ACTING CITY MANAGER

APPROVED AS TO FORM:

HEATHER K. WHITHAM, CITY ATTORNEY

**EXHIBIT "A"
CONDITIONS OF APPROVAL
LOT LINE ADJUSTMENT CASE NO. 16-001
1271 JAMES WAY**

This approval authorizes the adjustment of interior lot lines between parcels in order to accommodate entitled development.

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

1. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
2. The applicant shall comply with all conditions of approval for Lot Line Adjustment No. 16-001. Additionally, the applicant shall comply with all applicable conditions of approval for Resolution No. 4651, as determined by the Community Development Director.
3. Development shall occur in substantial conformance with the plans presented to the City Council at the meeting of July 26, 2016 and marked Exhibit "B".
4. The applicant shall agree to indemnify, defend and hold harmless at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.

ENGINEERING DIVISION

5. The applicant shall submit all information required by Municipal Code Section 16.20.140.
6. The applicant shall pay processing and plan check fees at the time they are due.
7. The applicant shall have a licensed land surveyor in the State of California prepare the final documents.
8. The applicant shall complete the lot merger and lot line adjustment via map, with all necessary easements for the development of Amended Conditional Use Permit

RESOLUTION NO.

PAGE 5

15-001 included at time of map recordation, to the satisfaction of the City Engineer. These easements include, but are not limited to, public utility easements, reciprocal access easements, emergency access easements, and parking easements.

9. A current (within the last six (6) months) preliminary title report shall be submitted to the Community Development Director prior to checking the final documents.
10. The applicant shall furnish a certificate from the tax collector's office indicating that there are no unpaid taxes or special assessments against the property.
11. Any review costs generated by outside consultants shall be paid by the applicant.

OAK PARK BOULEVARD

PROPERTY DATA

ADDRESS: 1271 & 1281 JAMES WAY
ARROYO GRANDE, CALIFORNIA 93420

OWNER: RUSSELL M. SHEPPEL
3480 SOUTH HIGUERA STREET, SUITE 130
SAN LUIS OBISPO, CALIFORNIA 93401

APPLICANT: RUSSELL M. SHEPPEL
3480 SOUTH HIGUERA STREET, SUITE 130
SAN LUIS OBISPO, CALIFORNIA 93401

SURVEYOR: WILLIAM ISBELL, PLS 9145

APNs: 007-771-053, 062 & 076

LAND USE: EXISTING: VACANT
PROPOSED: ASSISTED LIVING/MEMORY CARE
OAK PARK PROFESSIONAL PLAZA
OFFICE MIXED USE (OMU)

UTILITIES: CITY OF AG (SEWER)
CITY OF AG (WATER)
CHARTER CATV
PACIFIC GAS & ELECTRIC
SO CAL GAS (GAS)
AT&T (TELEPHONE)

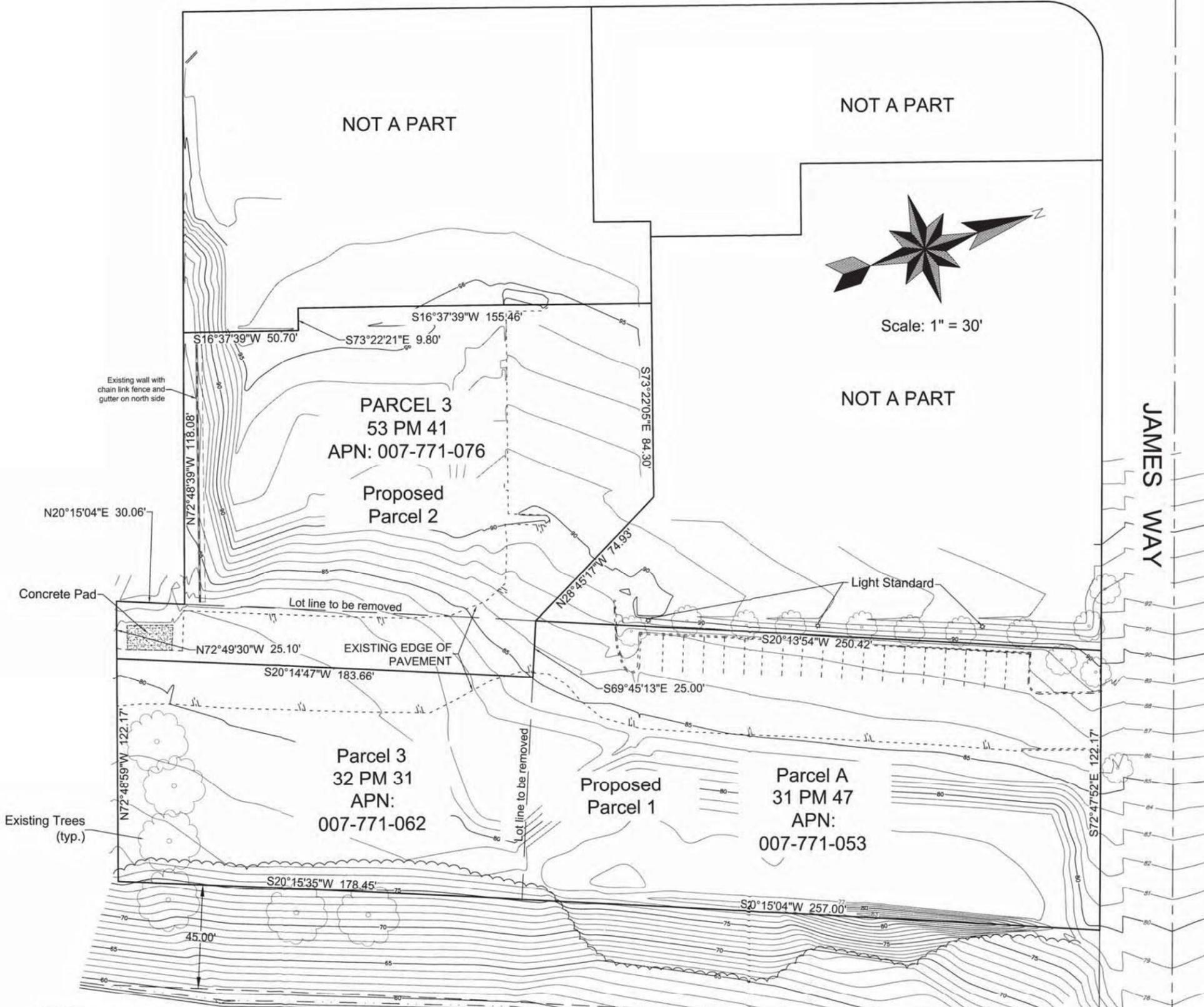
PARCEL DATA

	Existing area	Proposed area
Parcel A (Proposed 31 PM 47 Parcel 1)	30,957.6 s.f. (.71 ac)	48,518.7 s.f. (1.11 ac) Area gained - 17,561.1 s.f.
Parcel 3 32 PM 31	22,170 s.f. (.51 ac)	0 Area lost - 22,170 s.f.
Parcel 3 (Proposed 53 PM 41 Parcel 2)	25,795 s.f. (.59 ac)	30,403.87 s.f. (.70 ac) Area gained - 4,608.87 s.f.

PROPOSED USES:
Proposed Parcel 1 - Assisted Living & Memory Care Facility
Proposed Parcel 2 - Independent Living Facility



Scale: 1" = 30'



JAMES WAY

EXHIBIT "A"



**LOT LINE ADJUSTMENT
AGAL 16-0147**

BEING A LOT LINE ADJUSTMENT OF PARCEL A OF PARCEL MAP AG 79-838, PARCEL 3 OF PARCEL MAP AG 82-35 AND PARCEL 3 OF PARCEL MAP AG 95-108, AS SHOWN ON MAPS FILED IN BOOK 31 AT PAGE 47, BOOK 32 AT PAGE 31 AND BOOK 53 AT PAGE 41 IN THE OFFICE OF COUNTY CLERK RECORDER IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

City of Arroyo Grande

OAK PARK BOULEVARD

PROPERTY DATA

ADDRESS: 1271 & 1281 JAMES WAY
ARROYO GRANDE, CALIFORNIA 93420

OWNER: RUSSELL M. SHEPPEL
3480 SOUTH HIGUERA STREET, SUITE 130
SAN LUIS OBISPO, CALIFORNIA 93401

APPLICANT: RUSSELL M. SHEPPEL
3480 SOUTH HIGUERA STREET, SUITE 130
SAN LUIS OBISPO, CALIFORNIA 93401

SURVEYOR: WILLIAM ISBELL, PLS 9145

APNs: 007-771-053, 062 & 076

LAND USE: EXISTING: VACANT
PROPOSED: ASSISTED LIVING/MEMORY CARE
OAK PARK PROFESSIONAL PLAZA
OFFICE MIXED USE (OMU)

UTILITIES: CITY OF AG (SEWER)
CITY OF AG (WATER)
CHARTER CATV
PACIFIC GAS & ELECTRIC
SO CAL GAS (GAS)
AT&T (TELEPHONE)

PARCEL DATA

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Parcel A (Proposed 31 PM 47 Parcel 1)	30,957.6 s.f. (.71 ac)	48,518.7 s.f. (1.11 ac) Area gained - 17,561.1 s.f.
Parcel 3 32 PM 31	22,170 s.f. (.51 ac)	0 Area lost - 22,170 s.f.
Parcel 3 (Proposed 53 PM 41 Parcel 2)	25,795 s.f. (.59 ac)	30,403.87 s.f. (.70 ac) Area gained - 4,608.87 s.f.

PROPOSED USES:
Proposed Parcel 1 - Assisted Living & Memory Care Facility
Proposed Parcel 2 - Independent Living Facility

EXHIBIT "B"
EASEMENTS

LOT LINE ADJUSTMENT
AGAL 16-0147

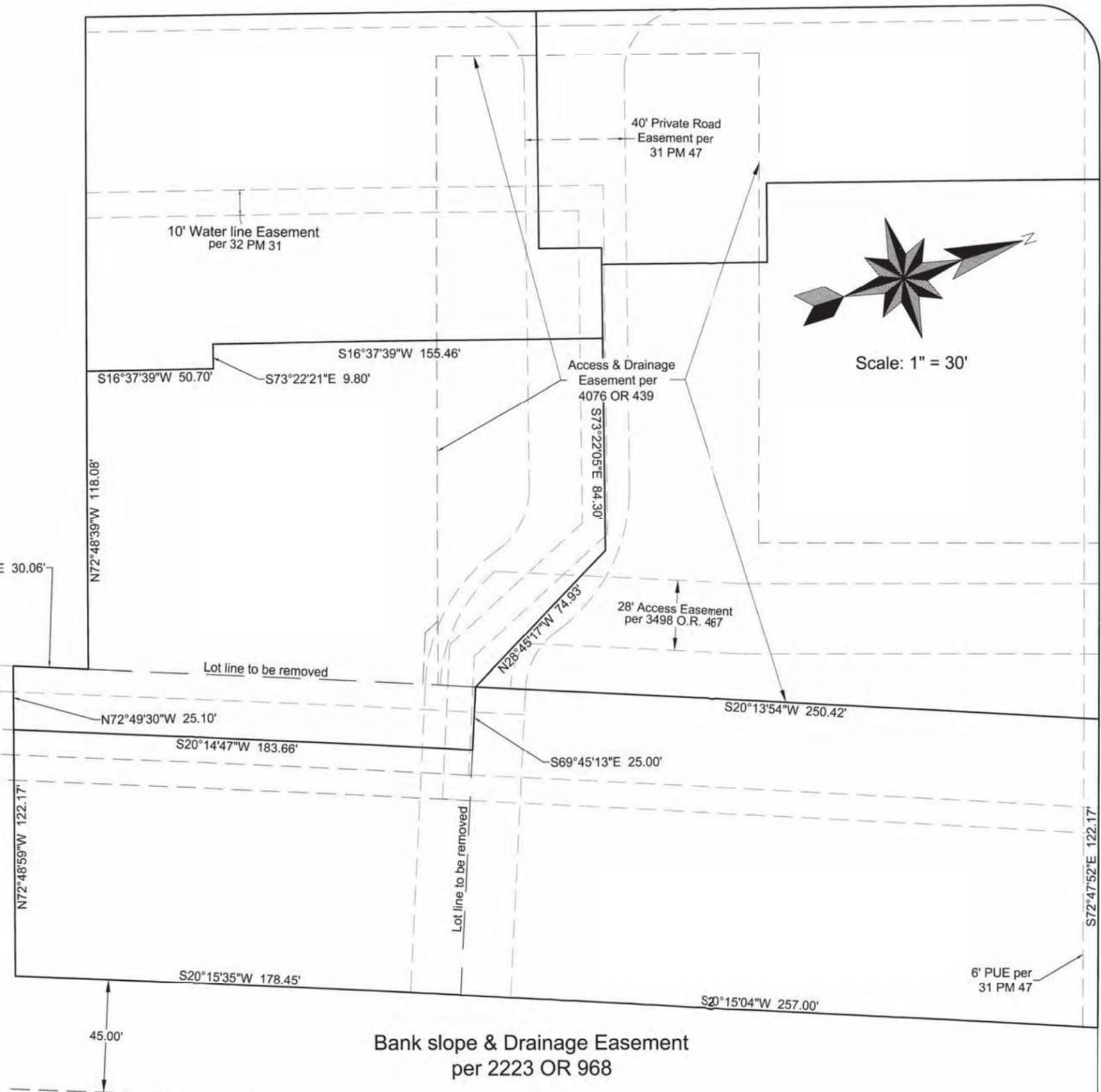
BEING A LOT LINE ADJUSTMENT OF PARCEL A OF PARCEL MAP AG 79-838, PARCEL 3 OF PARCEL MAP AG 82-35 AND PARCEL 3 OF PARCEL MAP AG 95-108, AS SHOWN ON MAPS FILED IN BOOK 31 AT PAGE 47, BOOK 32 AT PAGE 31 AND BOOK 53 AT PAGE 41 IN THE OFFICE OF COUNTY CLERK RECORDER IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

3 June 2016 SHEET 2 OF 2 #13.004
FIDELITY NATIONAL TITLE #FSLC-511600220-RB



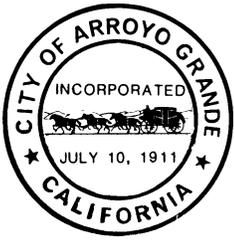
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JAMES WAY



City of Arroyo Grande

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MEMORANDUM

TO: CITY COUNCIL

FROM: TERESA MCCLISH, DIRECTOR OF COMMUNITY DEVELOPMENT

BY: MATT HORN, CITY ENGINEER

SUBJECT: CONSIDERATION OF APPROVAL OF AN AMENDMENT TO AN AGREEMENT FOR CONSULTANT SERVICES WITH QUINCY ENGINEERING FOR SWINGING BRIDGE EVALUATION

DATE: JULY 26, 2016

RECOMMENDATION:

It is recommended the City Council approve and authorize the Mayor to execute Amendment No. 1 to the Consultant Services Agreement with Quincy Engineering, Inc. for Phase 2 of the Swinging Bridge Evaluation for an amount not to exceed \$55,000.

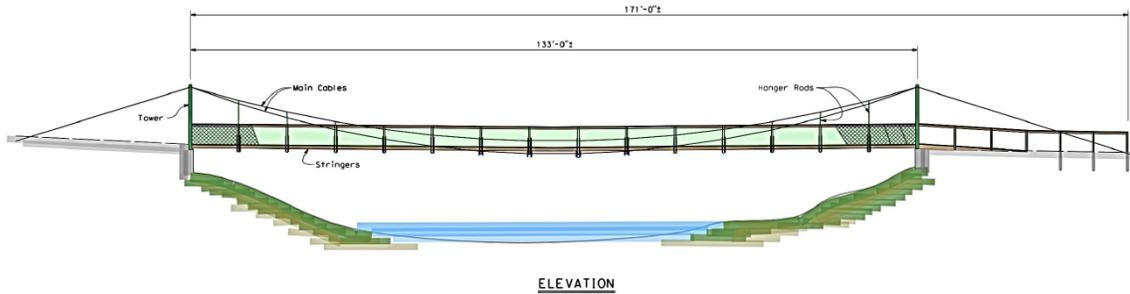
IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

The Swinging Bridge Evaluation work was funded in the amount of \$40,000. Obtaining geotechnical ground borings cost \$3,000. Completing necessary maintenance work on the Swinging Bridge cost \$9,000, leaving an available project budget of \$28,000. \$5,000 was appropriated from the Local Sales Tax Fund and an agreement was executed with Quincy Engineering for \$33,000 to complete the Phase One Swinging Bridge Evaluation work. Phase Two work will cost \$55,000 and Phase Three Construction is currently estimated to cost \$145,000. With these estimated costs in mind, the project was funded with an additional \$200,000 with the 2016-17 budgeting process.

BACKGROUND:

The Swinging Bridge was originally constructed in early 1875 by the Short family, whose land was divided by the Arroyo Grande Creek. The bridge span length from cable tower to cable tower is approximately 133 feet and is suspended 40 feet above Arroyo Grande Creek. The Swinging Bridge is owned and maintained by the City of Arroyo Grande.

**CITY COUNCIL
CONSIDERATION OF APPROVAL OF AN AMENDMENT TO AN AGREEMENT FOR
CONSULTANT SERVICES WITH QUINCY ENGINEERING FOR SWINGING BRIDGE
EVALUATION
JULY 26, 2016
PAGE 2**



During a review of the Swinging Bridge, indications were observed that one of the cable towers was rotating in toward the creek, bridge abutment undermining was observed, and the cabling that supports the bridge appeared to have differential amounts of tension and failed anchorage. At that time, the project was placed into the Capital Improvement Plan for evaluation and future correction.



Tower Bent Out of Plumb

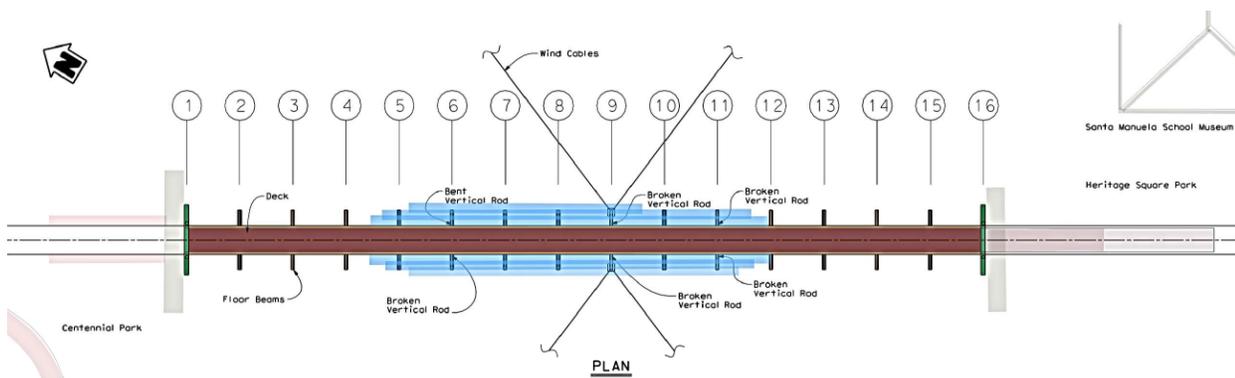


North-East Sway Cable Anchorage

**CITY COUNCIL
CONSIDERATION OF APPROVAL OF AN AMENDMENT TO AN AGREEMENT FOR
CONSULTANT SERVICES WITH QUINCY ENGINEERING FOR SWINGING BRIDGE
EVALUATION
JULY 26, 2016
PAGE 3**



South Abutment



Schematic Plan View of Swinging Bridge

The Swinging Bridge was closed for several weeks of maintenance work and reopened on May 23, 2016. Based on available information, maintenance and repair work has occurred at periodic intervals. The Swinging Bridge's major maintenance work has occurred in 1913, 1918, 1947, 1953 and 1985. More exhaustive repairs were completed in 1995 after a tree fell on the Swinging Bridge.

**CITY COUNCIL
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EVALUATION
JULY 26, 2016
PAGE 4**



Photo of Swinging Bridge damage in 1995

The recently completed maintenance work consisted of replacing normal wear and tear items of the Swinging Bridge's surface elements including:

- bridge deck walkway,
- hand-railing boards,
- bridge railing fencing,
- several loose and broken connections; and
- paint.

City maintenance staff completed a majority of this work in order to expedite the repairs at the same time as reducing overall costs. This recently completed maintenance work is in addition to the Swinging Bridge Evaluation Phase Two work that is the subject of this request.

Running concurrently with the Swinging Bridge maintenance efforts is this Capital Improvement Plan project to secure a Structural Engineering firm to address the structural integrity of the Swinging Bridge.

ANALYSIS OF ISSUES:

On April 12, 2016 the City Council awarded an agreement to Quincy Engineering, Inc to complete the Swinging Bridge Evaluation. Based on the unknowns of the necessary repairs, the Swinging Bridge Evaluation was phased.

Phase One work included an evaluation of the critical components of the bridge including:

- Survey of the bridge and cables;

CITY COUNCIL

CONSIDERATION OF APPROVAL OF AN AMENDMENT TO AN AGREEMENT FOR CONSULTANT SERVICES WITH QUINCY ENGINEERING FOR SWINGING BRIDGE EVALUATION

JULY 26, 2016

PAGE 5

- Inspection of Bridge Members, Joints and Connections; and
- Bridge Load Rating Analysis.

Attachment 1 includes the Swinging Bridge Evaluation Phase One Report. The report provides recommended load limits for the Bridge as well as an analysis of critical bridge components that will be the subject of Swinging Bridge Phase Two work.

Phase-One Report Summary

The Swinging Bridge was analyzed and several areas for improvement were identified. Areas for improvement include:

- Hanger Rods and Hanger Rod Connections
- Towers and Abutments
- Stringer Connections
- Wind Bracing
- Cable anchorage

Based on the Swinging Bridge's current condition, load limits are required. In the Swinging Bridge's current configuration, the bridge is currently capable of handling 15 evenly spaced people (one person per panel) on the Swinging Bridge at one time. Keeping people evenly spaced during an unsupervised condition is not realistic, therefore during normal day-to-day operations the load limit of the Swinging Bridge has been posted for 5 people only. The Swinging Bridge must also be closed to pedestrian traffic when wind speeds reach 30 MPH. Once Phase Three construction is complete the Swinging Bridge will be capable of increased loading, but this final load limit is not currently known.

Phase-Two Work Plan

The Phase Two work, that is the subject of this current request, will evaluate the cable anchorages and foundations. Retrofit measures will be developed to ensure that the Swinging Bridge remains functional in the long term. These measures will be developed into construction documents suitable for public bidding and construction to support Phase-Three.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

- Approve Amendment No. 1 to the Agreement with Quincy Engineering;
- Do not approve the Amendment with Quincy Engineering; or
- Provide direction to staff.

ADVANTAGES:

Amending the Agreement to Quincy Engineering and using a phased project approach has allowed the Swinging Bridge to remain open and usable during the analysis and

**CITY COUNCIL
CONSIDERATION OF APPROVAL OF AN AMENDMENT TO AN AGREEMENT FOR
CONSULTANT SERVICES WITH QUINCY ENGINEERING FOR SWINGING BRIDGE
EVALUATION
JULY 26, 2016
PAGE 6**

will allow the Swinging Bridge to remain open during the construction document preparation work. This phased approach will also allow the City Council the best available information to make financial decisions along this project's path to completion.

DISADVANTAGES:

No disadvantages have been identified.

ENVIRONMENTAL REVIEW:

In compliance with California Environmental Quality Act (CEQA) the project is categorically exempt per section 15061(b)(3) of the CEQA Guidelines.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted in front of City Hall on Thursday, July 21, 2016. The Agenda and staff report were posted on the City's website on Friday, July 22, 2016.

Attachments

1. Phase-One – Swinging Bridge Evaluation Report

AGREEMENT FOR CONSULTANT SERVICES

AMENDMENT NO. 1

This First Amendment ("First Amendment") to Agreement for Consultant Services ("Agreement") by and between the **CITY OF ARROYO GRANDE** and Quincy Engineering, Inc. ("Consultant") is made and entered into this 29th day of June 2016.

WHEREAS, the parties entered into an Agreement dated April 13, 2016 for the Swinging Bridge Evaluation; and

WHEREAS, the parties desire to further modify the Agreement as set forth herein.

NOW THEREFORE, for valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. To include the additional services at the increased cost as specified in Exhibit "A" attached hereto and incorporated herein by this reference.
2. Except as modified herein, all other terms and conditions set forth in the Agreement, as amended, shall remain unchanged.

IN WITNESS WHEREOF, **CITY** and **CONSULTANT** have executed this First Amendment the day and year first above written.

QUINCY ENGINEERING, INC.

By: _____
MARK RENO

CITY OF ARROYO GRANDE

By: _____
JIM HILL, MAYOR



May 24, 2016

City of Arroyo Grande
Community Development Department
Attention: Mr. Matt Horn, PE, City Engineer
300 East Branch Street
Arroyo Grande, California 93420

Re: Phase 2 Proposal for the Swinging Bridge Evaluation, CIP Project Number 5620

Dear Mr. Horn:

It is our pleasure to submit Quincy Engineering, Inc.'s (Quincy) updated Proposal for the Phase 2 of the Swinging Bridge Project. This is the follow-on phase to the inspection, analysis and evaluation phase that was done during Phase 1.

Quincy's originally proposed two-phase approach toward the evaluation of retrofit involved the following:

- **Phase 1** - Scope of Work would include an evaluation of the critical components of the bridge and the development of simple retrofit measures that could possibly allow the bridge to be safely opened to the public for a limited duration for the Strawberry Festival.
- **Phase 2** - Scope of Work would evaluate the cable anchorages, and foundations. Retrofit measures would be developed to insure that the bridge remains functional for the long term.

As the project developed and long-term retrofit strategies became more apparent, the City has expressed to desire to have Phase 2 be the final PS&E Design Phase, in anticipation of the Phase 3 - Construction Phase. Quincy has updated the Phase 2 scope of work to assist the City of Arroyo Grande to complete the bridge evaluation and perform the final PS&E design.

New scope of work includes development of technical specifications and construction cost estimates to be used in the development of a bid package. Based on the Phase 1 findings, it is determined that the cable anchorage is essential to the long-term retrofit and stability of the Swinging Bridge. Due to the limited existing geotechnical information, an added scope of subsurface exploration (beyond what had previously been anticipated) is necessary to design for the new anchorage systems.

Based on our updated Phase 2 - Scope of Work, our Not to Exceed Phase 2 Cost is **\$ 54,724**.

In the event that the information contained herein is different than what you expected, please contact us and we will adjust the scope and cost proposal accordingly. Please feel free to contact me at (916) 368-9181, via my personal cell phone at (916) 799-3891, or via my email at markr@quincyeng.com

The entire Quincy Team looks forward to continue working with you and your staff on this important and urgent project.

If you have any questions or need additional information, please do not hesitate to call me. Your call will receive my immediate attention.

Sincerely,

QUINCY ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read 'Mark L. Reno'.

Mark L. Reno, PE
Principal Engineer / Project Manager

Scope of Work Phase 2 – Retrofit PS&E

Quincy Engineering, Inc. (Quincy) has adapted the scope of work to assist the **City of Arroyo Grande (City)** with the goal of opening the bridge during the Strawberry Festival in May 2016. We proposed a two phase approach toward the evaluation and retrofit. Phase 1 of the scope of work included an evaluation of the critical components of the bridge that would allow the bridge to be safely opened with limited number of pedestrians and wind speed. Phase 2 of the scope of work would evaluate the wind cable anchorages, and abutment foundations. Retrofit measures would be developed to insure that the bridge remains functional for the long term. In this Phase, we would also perform final design and develop final PS&E for Phase 3 - Construction. The scope of work described below addresses the Phase 2 work.

Quincy Engineering, Inc. would like to utilize our vast experience with repair projects and provide the following approach:

TASK 1 - PROJECT MANAGEMENT AND REVIEW MEETINGS

Task 1.1 – Project Management

Quincy will provide general project management during the project which includes tracking of project engineering design budget, administrative costs, project progress reporting, project schedule management, and project management coordination with the **City**.

Task 1.2 – Review Meetings

A kick-off teleconference will be held after the Notice to Proceed and will introduce the Project Team, establish communication channels, set the project schedules, clarify the *Scope of Work*, and define the roles and responsibilities of the various Team members.

Upon completion of the existing bridge evaluation, **Quincy** will schedule teleconference(s) with the City to discuss the findings and retrofit recommendations. For each meeting, **Quincy** will distribute an approved meeting agenda, arrange attendance of key team members, and distribute meeting minutes.

Task 1 Deliverables:

- Kick-off Teleconference Agenda and Meeting Minutes
- Teleconference with City to discuss report findings

TASK 2 – GEOTECHNICAL INVESTIGATION

Quincy, in conjunction with **Fugro Consultants, Inc.**, will provide geotechnical consulting services to review previously collected geotechnical data, perform subsurface exploration, perform laboratory testing, and evaluate options for the stabilization of the existing abutment foundations. Fugro will provide geotechnical data for the evaluation of the existing main cable anchorage, new wind cable anchorages and the abutments. **Fugro** has a more detailed separate scope of work which is attached to this scope of work. **Quincy** would expect to determine the abutment construction by excavating a portion of each abutment in order to measure the existing foundations. Quincy has assumed that the **City** will provide the staff and equipment to provide access to the abutment foundations. The bridge should be closed to the public during the inspection.

Task 2 Deliverables:

- Electronic PDF of Geotechnical Memorandum

TASK 3 – BRIDGE INSPECTION

Quincy will perform a site inspection and evaluate the existing abutment foundations, and assess the feasibility of new cable anchorages locations.

Information on the existing abutment foundation at the tower support location are not available in the existing as-builts, records, and bridge inspection reports. The existing foundation dimensions are needed to assess abutment bearing, sliding, and overturning capacities. During the Phase 2 inspection, Quincy will measure and possibly hand excavate portion of the soil to expose portion of the abutment concrete to estimate the approximate limits of the foundation.

Scope of Work Phase 2 – Retrofit PS&E

Quincy has assumed that the **City** will provide the staff and equipment to provide access to the abutment foundations. The bridge should be closed to the public during the inspection.

As result of the Phase 1 assessment, a retrofit strategy is to prevent the existing towers from leaning further by installing additional cables from the tower to the ground. Possible strategies could involve attaching new cables to the existing anchor eye nuts on the existing anchor systems, or installing new Chance Helical Anchors near the existing anchorages. Based on Quincy's previous field visits, it appears that installing new Chance Helical Anchors at the Short Street side is feasible with the wide open area to install new anchors. However, where to installing the new anchors on the City Hall side is limited. The field inspection visit with the **City** personnel could determine the appropriate and feasible location of new anchors.

Another potential retrofit strategy is to reinstall the wind anchor systems. The existing wind anchorage appeared to be loose and may be in adequate for the design forces. Possible location of the new wind cable anchorage will be determined during the field inspection.

Task 3 Deliverables:

- Report of Structural Bridge Inspection

TASK 4 – BRIDGE ANALYSIS

Quincy will utilize the modeling from Phase 1 analysis to evaluate the feasibility of new main cable and new wind cable anchorages and the existing abutments.

TASK 5 – 95% PS&E DESIGN, DETAILS, SPECIFICATION, AND ESTIAMTES

Based upon the results of the Phase 1 analysis and findings obtained during the Phase 2 work, **Quincy** will perform final design. The plan sheets will be prepared in AutoCAD that is compatible format according to City drafting standards.

Plans will be prepared in English units and will be consistent with Caltrans Standards. All plans will be signed by the civil engineer (registered in the state of California) in responsible charge of the design.

Quincy will develop technical specifications in Caltrans 2015 Standard Specification format.

It is assumed that the **City** will combine its boiler plate with the technical specifications. Modifications to the specifications for the unique nature of the advertising/bidding process for this project will be completed by the City.

Quincy will develop construction quantities and the estimate of construction costs. Quantities will be calculated in accordance with Caltrans' practice and segregated into pay items. The estimate will show quantities and costs as well as a project cost summary.

An independent check of the design will be performed. Using the unchecked bridge detailed plans, an engineer will independently evaluate the design of retrofit components for the project. Based upon the independent check and agreement to revisions by the checker and designer, the plans will be revised.

As an integral part of the Quincy QA/QC Program, a senior level engineer will review the entire draft PS&E (95% PS&E) package for uniformity, compatibility and constructability. The review will include comparing bridge plans for conflicts or inconsistencies. The specifications and estimate will be reviewed for consistency with the plans, and to assure that each construction item has been addressed.

Quincy will then submit the Draft 95% PS&E package consisting of plans, technical specifications, and estimate to the City for review and comment.

Task 5 Deliverables:

- Electronic PDF of the following:
 - 95% Plans
 - 95% Technical Specifications
 - 95% Construction Cost Estimate

Scope of Work Phase 2 – Retrofit PS&E

TASK 6 – 100% PLANS, SPECIFICATIONS, AND ESTIMATES

Upon receiving review comments from the City, comments will be reviewed, discussed, and addressed. Appropriate modifications will then be made to the plans, specifications, and estimate. The final PS&E package will be furnished to the City, including full-sized and half-sized plans, signed and stamped specifications, and quantities and construction cost estimates, in both hard copy and electronic format.

The City will compile and reproduce the actual bid documents for advertising.

Task 6 Deliverables:

- Full sized, signed Plans on vellum
- Half sized, signed Plans (11x17) on bond
- Signed and stamped Specifications
- Quantity and Construction cost estimate
- Design & Independent Check Calculations



Arroyo Grande Swing Bridge Phase 2 - Final Design PS&E															
TASKS	Principal in Charge	Senior Engineer - PE	Associate Engineer - PE	Drafting Manager	Admin	Senior Engineer - PE	Senior Engineer - PE	Quincy Total Hours	QEI Total Labor Dollars	Quincy Fee	McMillan Land Surveys	Fugro West	Subconsultant Subtotal	Total Fee per Task	
No.	Initial Hourly Rate	MR	MP	JC	BM	MK	GY								
1	Project Management and Meetings														
	Project Management	4						4	\$312	\$931			\$0	\$931	
	Kickoff Teleconference	2	2	2				6	\$396	\$1,182			\$0	\$1,182	
	Review Teleconference	2	2					4	\$292	\$871			\$0	\$871	
2	Geotechnical Investigation														
	Coordinate Geotechnical Services		2					2	\$136	\$406			\$0	\$406	
	Geotechnical Investigation								\$0	\$0		\$15,500	\$15,500	\$15,500	
3	Bridge Inspection														
	Inspect Abutments & Wind Cable Anchorage	4		8				4	\$976	\$2,912			\$0	\$2,912	
4	Bridge Analysis														
	Evaluate Wind Cable Anchorages		4	2				6	\$376	\$1,122			\$0	\$1,122	
	Evaluate Abutments		2	8				10	\$552	\$1,647			\$0	\$1,647	
5	95% Plans, Technical Specs, and Estimates														
	Design & Independent Check		42	46					\$5,248	\$15,658			\$0	\$15,658	
	Technical Specs	2	16						\$1,244	\$3,712			\$0	\$3,712	
	Estimates		4	4					\$480	\$1,432			\$0	\$1,432	
	Detailing Plans				40				\$1,760	\$5,251			\$0	\$5,251	
	QA/QC 95% PS&E						8		\$496	\$1,480				\$1,480	
6	100% Plans, Specifications, and Estimates														
	100% PS&E	2	4	4	4	2			\$878	\$2,620			\$0	\$2,620	
	Subtotal- Hours	16	78	74	44	2	0	12	226				0		
	Other Direct Costs									\$0			0		
	Total Cost	\$1,248	\$5,304	\$3,848	\$1,936	\$66	\$0	\$744	\$13,146	\$13,146	\$0	\$15,500	\$15,500	\$54,723.46	

Cost Proposal

Arroyo Grande Swing Bridge Phase 2 - Final Design PS&E

Date: 5/24/2016

Quincy Engineering, Inc.

Direct Labor:	\$13,146.00
Escalation for Multi-Year Project (0.0%):	\$0.00
1.664	<u>\$21,874.94</u>

A. Labor Subtotal	<u>\$35,020.94</u>
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Subconsultant Costs:

McMillan Land Surveys	\$0.00
Fugro West	\$15,500.00
	<u>\$0.00</u>

B. Subconsultant Subtotal	<u>\$15,500.00</u>
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Other Direct Costs:

Plotter/Computer	hours @	\$10.00	\$0.00
Travel	0 miles @	\$0.575	\$0.00
Pier Diem/ Hotel	0 days @	\$150.00	\$0.00
Phone/Fax			\$0.00
Delivery	0 @	\$25.00	\$0.00
Flight	0 flights @	\$250.00	\$0.00
Vellum / Mylars	0 sheets @	\$1.00	\$0.00
Title Reports	0 @	\$500.00	\$0.00
11 X 17 Reproduction	0 @	\$0.10	\$0.00
Mounting Boards for Presentations	0 @	\$100.00	\$0.00
Newsletters (Translation and printing)			
Mailings (6x)			

C. Other Direct Cost Subtotal:	<u>\$0.00</u>
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Labor Subtotal A. =	\$35,020.94
Fee (12.0%):	\$4,202.51
Subconsultant Subtotal B. =	\$15,500.00
Fee (0.0%):	\$0.00
Other Direct Cost Subtotal: C. =	\$0.00
Fee (0.0%):	<u>\$0.00</u>

TOTAL =	\$54,723.46
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FUGRO CONSULTANTS, INC.



May 18, 2016
Proposal No. 04.61269014

5855 Capistrano Ave., Suite C
Atascadero, California 93422
Tel: (805) 468-6060
Fax: (805) 468-6059

Quincy Engineering Inc.
11017 Cobblersrock Drive, Suite 100
Rancho Cordova, California 95670

Attention: Mr. Greg Young

Subject: Revised Proposal for Geotechnical Engineering Services, Swinging Bridge
Evaluation, Arroyo Grande, California

Dear Mr. Young:

Fugro is pleased to provide this proposal to Quincy Engineering for the proposed Swinging Bridge Evaluation Project in Arroyo Grande, California. Quincy Engineering (Quincy) will lead the project team and we anticipate that Fugro will provide geotechnical engineering services and input for the structural evaluation of the existing pedestrian suspension bridge. This proposal supersedes our proposed scope of services and fee estimate for services related to the Swinging Bridge Evaluation Project outlined in our Statement of Qualifications (SOQ) dated January 29, 2016, and incorporates information regarding the work to be performed provided in your email to Fugro dated May 12, 2016.

The revised work scope is generally similar to that provided in our January 29th proposal and will involve geotechnical engineering services. Base scope tasks are anticipated to consist of data review and reconnaissance, subsurface exploration, laboratory testing, geotechnical engineering analyses, and preparation of a geotechnical memorandum. However, some of the optional tasks outlined in the SOQ are not required and as such are not considered in this revised proposal. In addition, we understand that one of the retrofit measures will be to tie the abutment towers back away from the creek. This approach will require four (4) new helical anchors (two on each side of the bridge, behind each tower leg). The wind cables will also be replaced and four (4) new helical anchors will be required at the wind cable anchorages. We understand that the location of the wind anchor cables will likely change to allow the connection to be more horizontal relative to the bridge. Therefore, this proposal incorporates a previous optional task (SOQ Optional Task 3) to support the project team's design of new helical anchors into the proposed base scope of services.

SCOPE OF WORK

Fugro's base scope of services will provide geotechnical support for the project team's evaluation of the bridge's load capacity, and will focus on the evaluation of existing abutment walls and providing input to the design of new helical anchors required for the possible retrofit options. As discussed with Quincy Engineering, we have provided an optional scope for the City's consideration that would involve providing a limited environmental assessment of the bridge paint materials.

A description of Fugro's anticipated base scope tasks and associated costs are provided herein. A generalized description of the optional task is provided herein; however costs for that task are not included. Estimated costs for that task can be developed, if needed.

Base Scope

Fugro's base scope of services will focus on the evaluation of existing abutment walls, and will consist of project coordination, subsurface exploration, and preparation of a geotechnical memorandum.

Task 1 - Project Coordination

Fugro will prepare a health and safety plan for the field work, visit the site and coordinate with City staff by telephone or in-person regarding site access, logistics, and work schedule. Proposed geotechnical exploration locations will be within the City's Right-of-Way.

Underground Services Alert (USA) should be notified to review the locations' proximity to underground utilities. Fugro has assumed that USA notification will be performed by Fugro and have included associated costs in the fee estimate presented below. Fugro will locate and mark the proposed geotechnical exploration locations, and contact USA to notify them of the proposed geotechnical exploration work. USA will notify member utility owners/agencies of the work and request those agencies mark utilities in the work areas. Fugro will not be responsible for damage to underground utilities that are not marked or are marked improperly. If the City prefers to perform the USA notification and coordination as a potential cost saving measure, Fugro will provide the City with an aerial image of the site that will delineate the area that should be marked for USA by City staff.

For this proposal, Fugro has assumed that the City will help arrange site access, no permits will be required for the work, and that the exploration sites are not environmentally or culturally sensitive. However, we anticipate well permits for the hollow-stem auger borings will be required from the County of San Luis Obispo.

Task 2 - Subsurface Exploration

Fugro's subsurface exploration will involve supplementing the ESP boring log data by advancing one hand-auger boring near each abutment (2 total hand auger borings). In addition, we propose to provide a 1-day effort to advance two hollow-stem-auger borings near the existing northern bridge abutments using a truck-mounted drill rig equipped for hollow-stem auger drilling. We anticipate the proposed hollow-stem auger borings will be located in the parking lots or park area adjacent to the northern abutment.

We will endeavor to advance hand-auger borings to approximately 15 to 20 feet below the ground surface or effective refusal, whichever is shallower. We anticipate the hollow-stem auger boring(s) will be advanced to depths of 25 to 40 feet. We will endeavor to obtain soil samples at about 2- to 5-foot intervals at each hand-auger boring and hollow-stem auger borings. Samples from the hand-auger borings will be collected using a driven modified California hand-sampler. A Fugro field engineer or geologist will log the boring cuttings and samples, and measure the groundwater level, if encountered. We have assumed the borings can be backfilled with native material and borings in paved areas will be surface-patched with black-dyed quick-set concrete.

We have assumed the subsurface exploration will be completed in one eight-hour day, including travel to and from the site, and that encroachment permits for the hollow-stem auger drilling will be waived or not required for the work.

Task 3 – Laboratory Testing

Laboratory tests will be performed on selected samples obtained from the field exploration program to assist in Fugro’s characterization of the geotechnical engineering properties of the materials encountered. Fugro expects to perform tests for soil classification and shear strength.

Task 4 - Geotechnical Memorandum

Geotechnical characterization and reporting will be completed on the basis of Fugro’s subsurface exploration. Fugro will prepare a geotechnical memorandum summarizing their findings regarding the existing abutment wall foundations and helical anchors. Fugro’s memorandum will include the following:

- Project description and work performed;
- Site map showing exploration locations;
- Summary of the soil and groundwater conditions encountered at boring locations, and boring logs;
- Results of geotechnical laboratory tests;
- Estimated static wall foundation bearing capacity, static lateral earth pressures and frictional resistance; and
- Geotechnical input for design of new helical anchors to replace existing bridge cable and wind cable supports.

Fee Estimate

We will perform the proposed work scope on a time-and-expense basis in accordance with our 2016 Fee Schedule. An estimate of our fee to provide geotechnical services consistent with the above scope of work is provided in the table below.

Base Scope Tasks	Estimated Fee
Task 1 - Project Coordination	\$700
Task 2 – Subsurface Exploration	\$2,800 (hand auger borings) \$4,500 (hollow-stem auger borings)
Task 3 – Laboratory Testing	\$2,500
Task 4 – Geotechnical Memorandum	\$5,000
Total Estimated Fee:	\$15,500

Optional Scope – Limited Environmental Assessment

This optional scope will provide a limited environmental assessment of the bridge’s existing paint, and will consist of project coordination, limited environmental testing, and reporting

of test results. Fugro will subcontract with SCA LA Environmental to assess suspect painted surfaces and perform limited environmental sampling and testing of the bridge's existing paint. The following scope items will be performed:

- Preparation of a health and safety plan for the field work, and coordinate with City staff by telephone or in-person regarding site access, logistics, and work schedule;
- Up to 10 samples of paint from the abutment pipe posts will be sampled by SCA LA Environmental and tested for total lead; and
- Test results will be reviewed by Fugro environmental staff and appended to Fugro's geotechnical memorandum.

CLOSURE

We look forward to the opportunity to continue our relationship with the City of Arroyo Grande (City) and Quincy on bridge projects in the City of Arroyo Grande. Please call me at (805)-616-0399 or Greg Denlinger at 805-289-3848 if you have questions on our proposal for geotechnical services or if you need additional information.

Sincerely,

FUGRO CONSULTANTS. INC.



Gregory S. Denlinger, G.E.
Principal Geotechnical Engineer



Gresham D. Eckrich P.E., C.E.G.
Senior Project Engineer/Geologist

Copies Submitted: (PDF) Addressee
Enclosure: 2016 Southern California Fee Schedule

**SOUTHERN CALIFORNIA PROJECTS
 PROFESSIONAL AND TECHNICAL FEES - 2016**

1.0 Analysis, Consultation, and Report Preparation. Fees for Fugro professional services, including project administration, are based on the time of professional, technical, and other support personnel directly applied to the project. Personnel participating in judicial proceedings, whether it be expert or witness testimony, delivery of depositions, consultation to legal counsel, or preparation for such, will be billed at \$400 per hour. Rates for overtime (other than as described below), weekend work, and emergency response will be quoted on request.

<u>PROFESSIONAL STAFF</u>	<u>HOURLY RATE</u>
Staff Professional	\$ 125
Senior Staff Professional.....	135
Project Professional	145
Senior Project Professional.....	155
Senior Professional.....	170
Associate.....	185
Principal.....	215
Senior Principal	240

<u>TECHNICAL AND OFFICE STAFF</u>	
Field Technician/Inspector - Non-Prevailing Wage, Straight Time	95
Field Technician/Inspector - Prevailing Wage, Straight Time	105
Construction Inspector	110
Construction Services Manager.....	150
Engineering Assistant	110
Office Assistant	70
Word Processor/Clerical	75
Laboratory Technician.....	75
Technical Assistant/Illustrator	80
Illustrator II.....	85
CADD Operator	95
GIS Technician.....	95
HSE Manager.....	160

Overtime Rates for Technical and Office Staff:

- a. Saturday or over 8 hours/day during weekdays1.5 x straight time
- b. Saturdays over 8 hours or Sundays/holidays2.0 x straight time
- c. Swing or graveyard shift premium..... 1.3 x straight time

Hardware/Software Interpretive Programs

SMT/Fledermaus	25/hr
GIS/ACAD.....	25/hr
Finite Element/Finite Difference Packages.....	25/hr

OTHER DIRECT CHARGES

Field vehicle with sampling & logging equipment	200/day
Basic staff vehicle	100/day

Fee Schedule is subject to periodic revision, typically at the first of the year.

LABORATORY AND SPECIALTY TESTING AND EQUIPMENT..... See Separate Schedules

2.0 Reimbursable Expenses. Expenses, other than salary costs, that are directly attributable to the performance of our professional services are billed either under separate fee schedules or as follows:

- 2.1 Transportation in personal vehicles at Internal Revenue Service rates.
- 2.2 Authorized travel expenses at cost plus 10 percent.
- 2.3 Direct project expenses, other than travel, including, but not limited to, sample shipment, subcontractors, and outside reproduction, cost plus 10 percent.

- 2.4 Time of external personnel retained for the project is charged at an assigned billing rate comparable to others in our company of corresponding expertise and experience.
- 3.0 Other Services.** Projects may require other services, such as: field exploration, field or laboratory testing, or specialized computer services, which are not covered by this schedule. Fee schedules for other services can be provided upon request.
- 4.0** The above hourly rates apply for California, U.S.A. based projects.

FUGRO CONSULTANTS, INC.
2016 FEE SCHEDULE
LABORATORY AND MATERIALS TESTING

**CLASSIFICATION TESTS**

Moisture Content (ASTM D2216)	\$ 25
Moisture and Density (ASTM D2937).....	\$ 40
- add for shelby tube with above tests.....	\$ 25
Reaction with HCl (ASTM D2488).....	\$ 10
Irregular Shape Density (USACE).....	\$ 55
Plastic and Liquid Limits, wet prep, 3 point LL (ASTM D4318)	\$ 170
Specific Gravity (ASTM D854).....	\$ 120
Organic Content (ASTM D2974)	\$ 100
Sand Equivalent (ASTM D2419)	\$ 95
Sieve Analysis, up to 8 sieves (ASTM D422) ..	\$ 120
- add for each additional sieve in stack	\$ 10
- add for coarse fraction (>#4 sieve)	\$ 60
Percent Passing #200 Sieve (ASTM D1140) ...	\$ 80
Hydrometer and Sieve (ASTM D422).....	\$ 165
Processing Clay Shales (USACE).....	\$ 75

**Tests listed above include classification
(ASTM D2488 or D2487)**

VOLUME CHANGE TESTS

Incremental Consolidation (ASTM D2435)	
- up to 8 load increments.....	\$ 300
- additional load increment	\$ 30
Constant Rate of Strain Consolidation	
- to 16 ksf max (ASTM D4186).....	\$ 425
- with intermediate rebound and reload.....	\$ 500
Expansion Index (ASTM D4829/UBC 29-1).....	\$ 235
Swell and Collapse Tests	
- wet after load, 4 point (ASTM D4546-A).....	\$ 600
- wet after load, 1 point (ASTM D4546-B).....	\$ 160
- load after wet, 1 point (ASTM D4546-C).....	\$ 200

STATIC STRENGTH TESTS

Hand Penetrometer.....	\$ 15
Torvane	\$ 25
Miniature Vane (ASTM D4648)	\$ 50
Miniature Vane with Residual	\$ 55
Unconfined Compression	
- Soil (ASTM D2166)	\$ 110
- Rock, excludes strain (ASTM D7012-C).....	\$ 140
- Rock, with axial strain (ASTM D7012-D)	\$ 210
- add for radial strain.....	\$ 125
Triaxial Compression	
- Unconsolidated Undrained (ASTM D2850) \$	145
- add for back pressure saturation.....	\$ 90
- *Consolidated Undrained with pore pressure measurements, per point (ASTM D4767) ...	\$ 440
- *Consolidated Drained, per point (USACE) \$	650
Direct Shear, 3 points, (ASTM D3080).....	\$ 435
- add for residual strength, per point	\$ 50
Point Load Index (ASTM D5731).....	\$ 60

*Multiply single point rate by 2 for up to 3 stages of consolidated, drained or undrained staged triaxial tests

HYDRAULIC CONDUCTIVITY TESTS

Constant Head, 2-3" Dia. (ASTM D2434).....	\$ 290
Constant Head, 6" Dia. Includes remolding (ASTM D2434)	\$ 375
Flexible Wall (ASTM D5084)	\$ 290
- add for additional effective stress.....	\$ 100

CLAY PROPERTIES & CHEMISTRY TESTS

Double Hydrometer (ASTM D4221)	\$ 290
Pinhole Dispersion (ASTM D4647)	\$ 270
Crumb Test (ASTM 6572).....	\$ 45
X-Ray Diffraction.....	\$ 300
Soil Chemistry For Corrosion (pH, chloride, sulfate, resistivity).....	\$ 250
pH (soil or water)	\$ 30

EARTHWORK TESTS

Standard Proctor, 4 points (ASTM D698)	
- 4-inch mold	\$ 210
- 6-inch mold	\$ 245
Modified Proctor, 4 points (ASTM D1557)	
- 4-inch mold	\$ 240
- 6-inch mold	\$ 275
California Impact Compaction (Cal 216)	\$ 250
Moisture - Density Check Point	
- 4-inch mold	\$ 80
- 6-inch mold	\$ 105
- add for rock correction for above	\$ 90
Cement/ Lime Treatment	
- Moisture/Density Relation (ASTM D558)	\$ 280
- Wet & Dry Cycles, 2 spec., (ASTM D559) ..	\$ 510
- Strength, w/ molding, (ASTM D1633)	\$ 95
- Est. pH for Stabilization, (ASTM D6276)....	\$ 210
Index Density and Unit Weight (ASTM D4253)	
Maximum	\$ 315
Minimum	\$ 135
R-Value (ASTM D2844/Cal 301)	\$ 310
Treated Soil	\$ 325
Aggregate Base	\$ 335
Base with Admixture	\$ 350
CBR, per point (ASTM D1883)	\$ 340
Proctor Compaction with above CBR	\$ 210
Surcharge for Admixture.....	\$ 50
Sample Preparation for Soil with PI>20.....	\$ 55

AGGREGATE TESTS

Sieve Analysis (ASTM C136/Cal202)	
- Coarse Aggregate	\$ 70
- add for samples > 5000g.....	\$ 30
- Fine Aggregate	\$ 120
Sand Equivalent (ASTM D2419/Cal 217).....	\$ 95
Cleanness Value (ASTM C142/Cal 227).....	\$ 150
Durability Index (ASTM C3744/Cal 229)	
- Coarse Fraction	\$ 140
- Fine Fraction.....	\$ 140
Specific Gravity & Absorption	
- Coarse Aggregate (ASTM C127/Cal206) ..	\$ 80
- Fine Aggregate (ASTM C128/Cal 207)	\$ 125
% Crushed Particles, per fraction (ASTM D5821/Cal 205)	\$ 100
Flat & Elongated Particles (ASTM D4791).....	\$ 180
Uncompacted Void Content of Fine Aggregate (AASHTO T304).....	\$ 200
Moisture Content (ASTM C566)	\$ 60
Sulfate Soundness, per fraction (ASTM C88/Cal 214)	\$ 125
L.A. Abrasion 500 rev. (ASTM C131/Cal 211)	\$ 215
Percent Passing #200 Sieve (ASTM C117)	\$ 85
Unit Weight and Voids (ASTM C29/Cal 212) ...	\$ 95

FUGRO CONSULTANTS, INC.
 2016 FEE SCHEDULE
 LABORATORY AND MATERIALS TESTING



Organic Impurities (ASTM C40)	\$ 50
ASPHALT CONCRETE TESTS	
Stabilometer Value (ASTM D1560/Cal 366)	\$ 160
Lab Compacted Unit Weight	
- each briquette (Cal 304/Cal 308)	\$ 110
- surcharge for rubberized AC	\$ 20
Unit Weight of AC Cores (Cal 308).....	\$ 65
Theoretical Max. S.G. (Cal 309)	\$ 150
Extraction and Sieve (ASTM D2172/D5444)....	\$ 315
Asphalt Content by Ignition (Cal 382).....	\$ 150
Calibration Curve for Ignition Test	\$ 300
Slurry Wet Track Abrasion (ASTM D3910)	\$ 70

CONCRETE, MASONRY, AND STEEL TESTS

Concrete Compression	
- Each 6x12 or 4x8 Cylinder (ASTM C39).....	\$ 30
- Add for Elastic Modulus (ASTM C469)	\$ 185
- Hold or Additional Test	\$ 30
- Light Weight Concrete (CTM 548)	\$ 40
Cylinder Molds with Lids	\$ 8
Compression of Core (ASTM C42)	\$ 90
Shrinkage of Mortar and Concrete 3 Bars (ASTM C157).....	\$ 440
Unit Weight of Concrete Cylinders	
- Air-Dried.....	\$ 30
- Oven-Dried	\$ 40
Shotcrete Panel, Lab Coring & Compression	
- 3 cores (ASTM C42).....	\$ 375
Grout and Mortar Compression (ASTM C39)	
- Grout.....	\$ 45
- Mortar	\$ 35
Composite Prism Compression (ASTM E447)	
- 8x8	Quote
- 8x12	Quote
- 8x16	Quote
CMU Block Compression (ASTM C140)	Quote
CMU Absorption & Moisture (ASTM C140).....	\$ 95
Concrete Moisture Emission Test Kit, each	\$ 60
Rebar - Tensile and Bend (ASTM A-370)	Quote

MISCELLANEOUS LABORATORY TESTS AND CHARGES

Sample Remold Surcharge	\$ 50
Special Processing	Hourly Rates
Extrude Tube Sample and Visually Classify.....	\$ 70
Sample Tube Cutting, each cut	\$ 25
Sample Preparation - Non-Routine	\$ 100
Steel Drum - 55 Gallon with Lid.....	\$ 80
Gas Powered Generator.....	\$ 80
Shelby Tube with Caps	\$ 45
Addition of Soil Admixtures and Curing.....	\$ 95
Capping of Strength Test.....	\$ 40
Weight of Roofing Materials (ASTM D2829)	\$ 50
Density of Sprayed Fireproofing Materials	\$ 60
Static Friction Test	
- Per Surface Location (ASTM C1028) ...	\$ 375
Coring Equip/Bit Charge, per half day	\$ 85
Bit Charge - Difficult Materials, per half day ...	\$ 100
Specimen End Prep	
- Less than 4" Diameter, per cut.....	\$ 12
- 4" to 8" Diameter, per cut	\$ 18

Special Capping of Specimen	\$ 40
Patch or Grout Core Hole	\$ 35
Photograph of Sample	\$ 40
Additional Copies of Photographs	Cost + 15%
Local Site Pick up of Bulk or AC Sample	
- within 30-mile radius, per sample.....	\$ 60

NOTES:

- 1) Fugro Consultants, Inc.'s laboratories are accredited or validated by AASHTO (R-18), Caltrans, USACE, DSA/(LEA).
- 2) The following are included at NO CHARGE:
 - a) Visual classification, natural water content and density with all triaxial, direct shear, volume change, and hydraulic conductivity tests.
 - b) Sample photographs for triaxial, hydraulic conductivity, and PLI tests.
- 3) Rates for other tests and test variations, including mix designs, can be furnished on request.
- 4) Rush assignments are subject to a 25% surcharge. Weekend or Holiday test assignments are subject to a 50% surcharge.
- 5) Testing for contaminated samples (EPA Level C & D) will be invoiced at 1.5 times listed rates.
- 6) Shipping or other outside costs at cost +15%.
- 7) Reusable thin-walled tube shipping boxes (ASTM D4220) can be provided at no cost (except for shipping charges) for samples shipped to Fugro's laboratory for testing.
- 8) Please contact the laboratory prior to shipping international soils to make proper arrangements and obtain our foreign soil permit.
- 9) A surcharge of \$1 per linear foot of test boring depth will be added to cover the cost of standard engineering field supplies including sample tubes and caps, stakes, etc.

FUGRO CONSULTANTS, INC.
2016 FEE SCHEDULE
FIELD EQUIPMENT AND SUPPLIES



FIELD INSTRUMENTATION/EQUIPMENT

Mini RAE (PID/LEL/CO _s) Detector	\$ 150/day	Baroid Drilling Fluid Test Kit.....	\$ 30/day
Dynamic or Stainless Steel Penetrometer..	\$ 50/day	Conductivity Probe (in situ)	\$ 55/day
Brass or Stainless Steel Sample Sleeves ..	\$ 8/each	Fisher TW-6 Metal Detector	\$ 50/day
Use of 10 Modified Cal. Sleeves	\$ 30/box	Gas Powered 120v Generator.....	\$ 80/day
Keyed-Alike Locks.....	\$ 25/each	Peristaltic Pump	\$ 50/day
55-gallon Drum.....	\$ 80/each	Positive Displacement Pump	\$ 25/day
Field Filter	\$ 25/unit	Temperature-pH-Conductivity Meter	\$ 25/day
Stainless Steel Hand-Auger Sampler.....	\$ 50/day	Pressure Transducer.....	\$ 75/day
Teflon Tape - 4" roll.....	\$ 75/roll	Water Level Indicator	\$ 20/day
Liquinox.....	\$ 23/bottle	Water Sampling Pump	\$ 200/day
Tyvek	\$ 15/each	(Bladder Pump or Electric Submersible)	
Nitrile Gloves.....	\$ 20/box	Well Bailer - Standard	\$ 25/day
Respirator Cartridges	\$ 10/set	Well Bailer - Disposable	\$ 15/each
		2-inch Diameter Water Meter	\$ 20/day
Inclinometer Probe and Readout Device....	\$ 185/day	4-inch Diameter Water Meter	\$ 40/day
Rotary Hammer.....	\$ 40/day	Well Cap 2"	\$ 22/each
CPN Corp. Hydroprobe	\$ 75/day	Digital Camera	\$ 25/day
Double-Ring Infiltrometer	\$ 75/day	Field Computer.....	\$ 30/day
Downhole Soil Samplers	\$ 75/day	Subcontracted Specialty Equipment	Cost + 15%
(2½-inch California liner, SPT)			
Kernlevel	\$ 20/day		
24-Channel Seismograph	\$ 1500/wk		
Instantel Mini Mate Pro4 Vibration Monitor	\$ 150/day		
Instantel Mini Mate Pro 6 Vibration Monitor	\$ 200/day		
Larsen/Davis LXT Sound Monitor	\$ 120/day		
Nuclear Gauge	\$ 50/day		
Manometer.....	\$ 55/day		
Asphalt/Concrete Patch	Cost +15%		



Swinging Bridge Evaluation Report

for

City of Arroyo Grande
300 East Branch Street
Arroyo Grande, CA 93420



Subject	Page
Executive Summary	1 - 4
Project History	5
General Plan	6
Field Inspection Report	7 - 14
Basis of Design	15
Loads	16 - 17
Modeling Notes	18 - 23
Modeling Results	24 - 31
Superstructure Capacity	32 - 38
Substructure Capacity	39 - 49
Bridge Inspection Field Notes	50 - 56
Bridge As-Built Plans	57 - 62

Field Inspection Photos included in separate DVD



11017 Cobblersrock Drive Suite 100
Rancho Cordova, CA 95670

May 16, 2016

Martin N. Pohl



May 16, 2016



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohll
 Date: 5/16/2016
 Subject: Executive Summary
 Page: Page 1 of 4

EXECUTIVE SUMMARY

The bridge was analyzed for a live load of 90 psf in accordance with the AASHTO Guide Specification for the Design of Pedestrian Bridges. The photos below provide an illustration of the density of pedestrians at various live loads.

The structural analysis indicates that there are several deficiencies which are summarized below. Until permanent retrofit measures are implemented it is recommended to temporarily reduce the allowable live load on the bridge such that no more than 15 evenly spaced people (one person per panel) are allowed on the bridge at one time and that no people be allowed on the bridge when the wind speed exceeds 30 mph. The City should supervise the bridge access to limit the people on the bridge. Without supervision, the bridge should be posted to limit the number of persons on the bridge to no more than 5 people. The assessment indicates the following vulnerabilities:



50 psf



100 psf

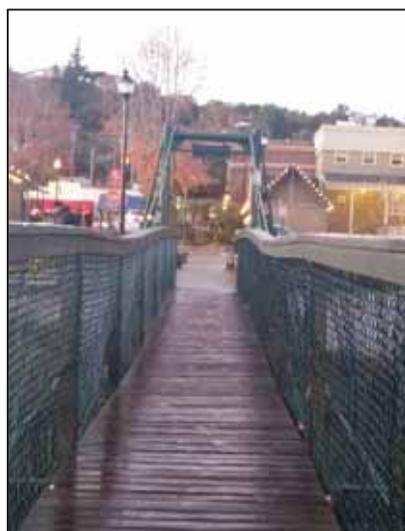


150 psf

Hanger Rods



Bent Hanger Rods



Deck Alignment



Fractured Hanger Rods

The analysis indicates that the hanger rods are overstressed due to bending. Five hangers have fractured (at locations indicated on the General Plan) and many other rods are bent. The fractured hanger rods have caused the vertical alignment of the deck to lower at the fractured rod locations. The hanger rods are installed in drilled holes through the floor beam which essentially fixes the base of the hangers and causes bending in the rods



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohll
 Date: 5/16/2016
 Subject: Executive Summary
 Page: Page 2 of 4

when the base sways in relation to the top of the rod which is fixed in position by the two suspension cables. With many cycles of bending the hangers have fractured due to fatigue and overstress. During Phase 2 of the project a retrofit scheme will be developed to eliminate the bending of the rods and to adjust the hangers to provide a smooth deck profile. The City of Arroyo Grande has repaired the fractured rods in the interim. The repairs have made the hangers capable of conveying a limited level of live (pedestrian) loading.

Lower Main Cable Connection to Hanger Rod

The load transfer from lower cable to hanger rod relies on friction forces created by clamping the lower cable to the hanger rod. The clamping system is not a reliable method of transferring forces thus making the calculated distribution of forces to each cable suspect and indeterminate. If the clamping system slips, all the superstructure loads will be carried by the upper cable, rendering the lower cable incapable of carrying any load.

During Phase 2 of the project a retrofit scheme will be developed to provide a positive connection between the superstructure and the lower cable.



Lower Cable Connection

Guardrail (Handrail)

The guardrail components do not meet the design criteria of AASHTO which prescribe minimum vertical and lateral design loads to the railing. However, the guardrail components do meet the design criteria of the California Building Code which has less stringent load requirements. No retrofit measures are recommended.



Guardrail

Towers

The tops of the towers have a permanent lean toward the creek and move toward the creek when live load is applied causing the tower base plates to rotate on the abutment. The lean also produces a thrust force on the abutment which must be resisted by the anchor bolts, but with their limited shear capacity the anchor bolts are overstressed. The towers as constructed lack a reliable system to restrain the top of the tower from longitudinal movement due to the rotation of the tower base.

During Phase 2 of the project, a retrofit scheme will be developed to anchor the top of the tower and to add anchor bolts at the base plate.



Tower



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohl
 Date: 5/16/2016
 Subject: Executive Summary
 Page: Page 3 of 4



Base Plate Rotation



Tower Base Plate Anchor Bolts

Stringer Anchorage

The as-built plans detail the connection of the stringer to the abutment with a bolted connection. This restrained connection does not permit longitudinal movement of the stringer with respect to the abutment which induces a tension forces in the stringers. The analysis shows this force causes an overstress in the stringers. During Phase 2 of the project a retrofit measure will be developed to allow relative movement by slotting the holes in the connection angle.



Stringer Angle Connection

Wind Bracing System

The existing bridge was constructed with a horizontal bracing system within the bridge deck consisting of diagonal 2x6, 2x6 deck struts and 2-3x6 stringers. These components are overstressed when lateral wind loads are applied. The component capacity is limited by the capacity of the fasteners between the components. The existing bridge was analyzed without the horizontal bracing system and the response was similar to the braced system indicating that the horizontal bracing system does not contribute significantly to the transverse stiffness. The transverse wind displacement can be reduced if the sag in the wind cables can be reduced. The wind cables have a downward slope from the bridge to the anchorage, so any increased tension in the cables will induce a downward vertical load which would reduce the amount of load available to carry pedestrians.



Wind Bracing System at Abutment

The wind cable anchorage is scheduled to be evaluated in Phase 2 of the project. With limited information available on the wind cables construction, tests could be performed to verify the anchorage capacity. However, the testing cost may be close to the replacement cost of the three remaining wind anchorages (the NE anchor



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohll
 Date: 5/16/2016
 Subject: Executive Summary
 Page: Page 4 of 4

was replaced in 1997). During Phase 2 of the project, the impact of reducing the cable sag will be studied and recommendations will be provided for the wind cable anchorages.

Abutments

The abutment capacity was not evaluated during Phase 1 of the project but will be evaluated during Phase 2 with the aid of additional site investigation and geotechnical input.

Main Cables

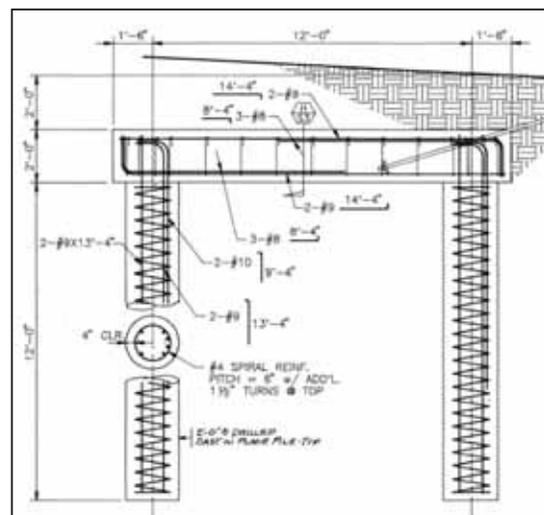
Since the force distribution between the top and bottom cables is not possible to determine, several models were developed to envelope the worst case condition. The results of the controlling model indicates that the forces in the lower cable are greater than the upper cable and the lower cable is overstressed. This deficiency has the biggest impact on the load reduction recommendation. During Phase 2 of the project recommendations will be provided with respect to permanent load restrictions.



Main Cables at Tower

Main Cable Anchorage

The existing cable anchorage consists of a threaded rod connected to a buried concrete pile and cap beam system. The pile and cap beam system was evaluated using assumed soil parameters derived from the adjacent Bridge Street Bridge geotechnical report and found to be adequate, but the existing threaded rod was found to be overstressed under design loads. During Phase 2 of the project the soil parameters will be verified and the anchorage assessed once again.



Main Cable Anchorage

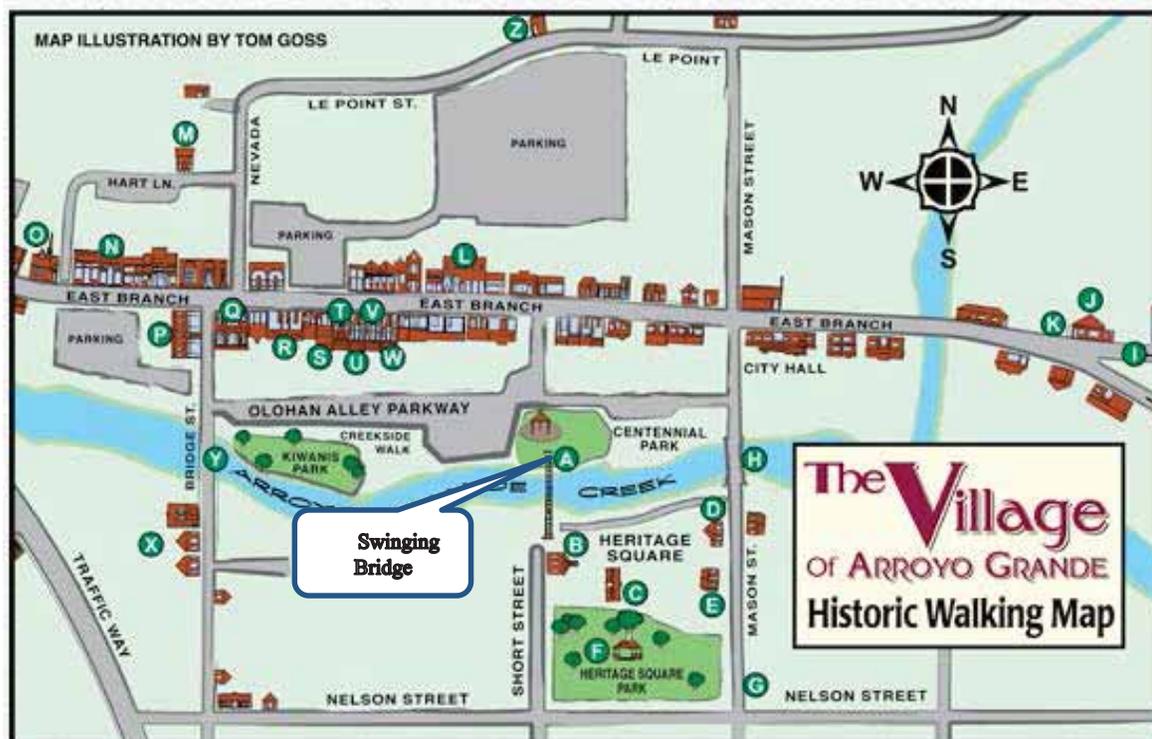


Threaded Rod at Main Cable Anchorage



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohll
 Date: 5/6/2016
 Subject: Project History
 Page: Page 1 of 1

PROJECT HISTORY



The original swinging bridge which was a rope bridge was originally constructed in early 1875 by the Short family who owned land adjacent to the Arroyo Grande Creek. The current bridge is a cable supported structure which is 4 feet wide, spans 133 feet and is suspended 40 feet above the creek. The bridge is owned and maintained by the City of Arroyo Grande. The bridge was damaged by a falling tree in March 1995 and its replacement was completed in May 1995.

Fred H. Schott and Associates, Structural Engineer, of San Luis Obispo, CA was involved in history of the bridge from 1985 when his firm conducted an evaluation of the bridge and in 1995 when his firm reviewed the bridge damage, recommended replacement, and prepared plans for its replacement.

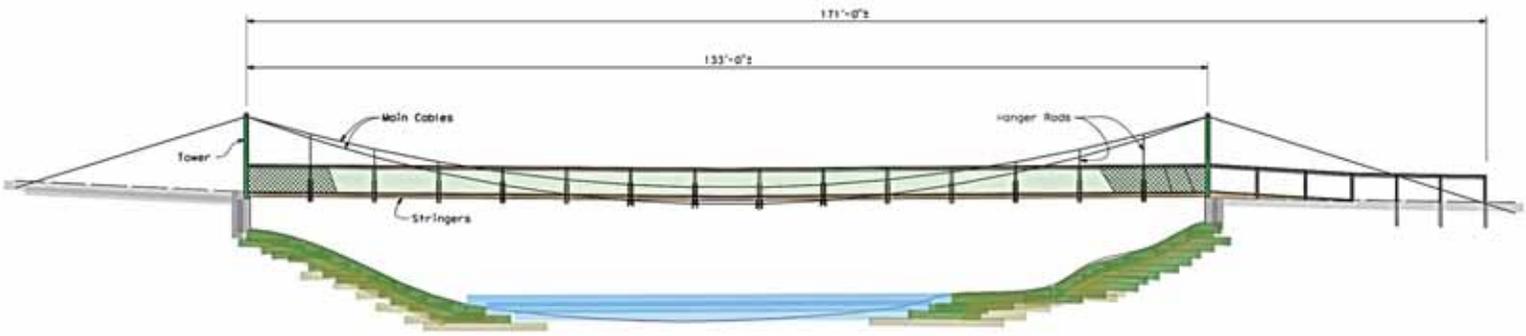
The replacement bridge was constructed by Vernon Edwards Constructors, Inc. of Nipomo, CA.

Fred H. Schott and Associates was involved with the load testing of the bridge in May 1995 and conducted a warranty inspection of the bridge in 1996.

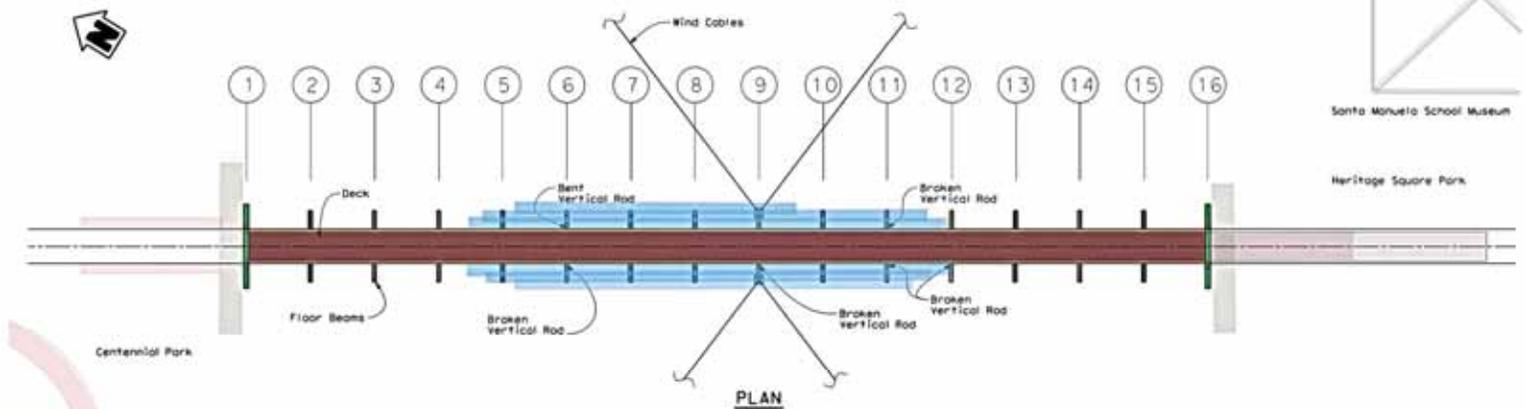
In March 1997 Fred H. Schott and Associates was involved in replacement of the northeast wind cable anchorage.

In early 2016, the City of Arroyo Grande noticed that some of the hanger rods were fractured and issued a Request for Proposals to evaluate the bridge and subsequently closed the bridge pending the evaluation.





ELEVATION



PLAN



City of Arroyo Grande

SWINGING BRIDGE EVALUATION

CIP Project Number 5620

GENERAL PLAN



INSPECTION SUMMARY

This report summarizes the findings of a field inspection performed on the pedestrian "Swinging Bridge" in the Village of Arroyo Grande on March 2nd, 2016. This bridge is a single-span suspension bridge that carries pedestrians over Arroyo Grande Creek. The bridge has a timber deck system supported by timber floorbeams suspended from hanger rods attached the main suspension cable. The bridge has been closed to public traffic by the City due to concerns over fractured hanger rods and the resulting reduction in load carrying capacity.

As a pedestrian bridge structure that does not carry vehicle traffic on a public road, the bridge is not part of the National Bridge Inventory System and does not receive a biennial inspections from Caltrans or FHWA. The inspection was performed in accordance with National Bridge Inspection Standards *Code of Federal Regulation 23 CFR Part 650* and the American Association of State Highway and Transportation Official's *Manual for Bridge Evaluation*. Field inspections consisted of a thorough arms-length visual inspection from the bridge deck and below the bridge. In addition to visual inspection and non-destructive measurement, select timber members were probed for soundness and "hammer ringing" was used to gauge integrity of concrete foundations.

Critical Findings

There were two critical findings as a result of this inspection. Pursuant to CFR 650.305, a critical finding is defined as a structural or safety related deficiency that requires immediate follow-up inspection or action. These finding are as follows:

- Several hanger rods are fractured (failed) or are missing. Remaining hangers are severely deformed. These are primary load carrying members required for structural integrity of the bridge. The bridge should not be re-opened until these members are adequately repaired.
- Both suspension towers are out of plumb and leaning towards the center of the bridge. This appears to be the result of rotation at the base plate of the towers. This tower displacement could be a possible sign of overload to the suspension system. Further investigation is required to determine whether is a new or pre-existing condition and its impact to capacity of the suspension system.

General Findings

In general, other observed portions of the structure are in fair to adequate condition with respect to the bridges location, materials, and age. The main cables and anchorages are in good condition. The timber floor beams and stringers show signs of weathering and minor checking due to exposure but are in good overall structural condition. The timber decking system has recently been replaced and is in good condition. The handrail system is distorted along the length of the bridge, but is secure and provides resistance for fall protection.

Inspection Recommendations

The failed hanger rods must be replaced, repaired, or retrofitted adequately prior to opening the bridge. The suspension system should be analyzed to verify adequate capacity and ensure the leaning towers do not adversely affect the bridge's structural stability. The fractures of the existing hanger rods appear to be a result of the design of their connections to the main cables. Replacement of the existing design will likely result in similar damage in failure in the short term. Greater overall changes to the entire structural system may be required for a safe, reliable long term solution.

BRIDGE ELEMENT CONDITIONS

Main Cables

The bridge main suspension cables are in good condition. All four cables are composed on 3/4" right hand ordinary lay galvanized wire rope. There were no breaks or kinks in individual wires or strands observed. The ropes have been painted and the coating is generally in good condition. Minor surface rust is present at some connection locations but no section loss was noted. Sighting along the length of the bridge, the cables shapes appeared fairly uniform and smooth with slight angle points at floorbeam locations. The cables are in good condition at the towers and show no signs of slippage or abrasion wear.



Paint abrasion at vertical hanger connection



Cables in good condition at towers



Cable paths appear uniform along bridge length



Surface rust at floor beam connection

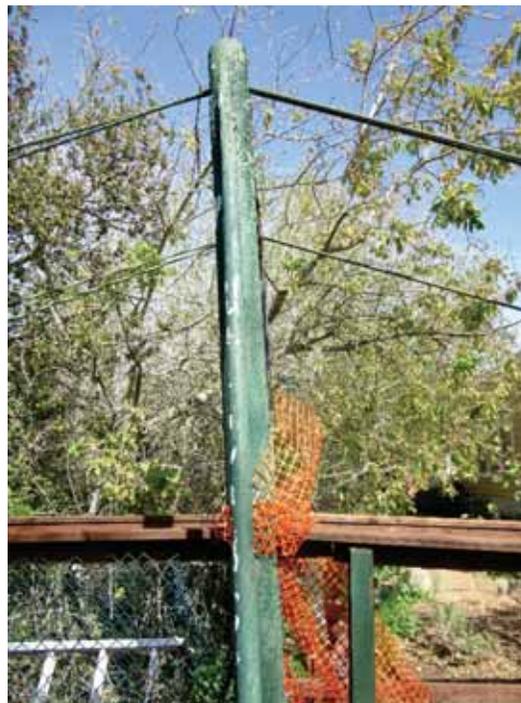
Cable Towers

The members of the tower are in good condition. The paint on the southern tower has failed and is peeling badly, however, surface rust is only minimal and there is no section loss. Supplemental measurements of all tower members and geometry were recorded on the as-built drawings. Globally, the posts of both towers lean inwards towards the creek with slopes between 4.1% and 4.4% from vertical (longitudinal). Rotation is visible at the southern tower base plate connection. A gap has opened between the the base plate and concrete foundation on the anchorage side of the base plate. The magnitude of the gap decreases further away from the tower post. The base

plates of the northern tower are not visible and have been covered by newer concrete walkways. Both towers are plumb in the transverse direction.



Tower members with failed paint



Both towers are out of plumb towards the creek



Gaps on anchorage side of base plate



Magnitude of plate rotation is the greatest at the posts

Main Cable Anchorages

All four main cable anchorages are in good condition with no signs of slippage, overload, or deformation. All cables were appropriately secured to the ground anchors with thimbles, saddle clips, and hardware. All paint surfaces are intact and in fair condition. One anchor at the southern end of the bridge was slightly exposed with hand digging. No damage, corrosion, or signs of overloading were observed below the groundline.



Main cable connections at Anchor Rods in good condition



1 3/8" diameter Anchor Rod below ground

Tower Foundations

The visible portions of the tower foundations are in fair condition. The southern tower foundation has only minimal surface cracking and no efflorescence. There are exposed areas of concrete overpour that could indicate erosion of slope materials from the constructed grade level. There is insufficient information on the as-built drawings to determine if this erosion could affect the bearing capacity or stability of the foundations. The northern foundation is obscured by landscape improvements.



Southern concrete foundations with exposed overpour and minor erosion



Vertical Suspender Rods

The vertical suspender rods are in a failed condition. Several rods have complete fractures and portions of some rods are missing completely. Other intact rods exhibit severe, permanent deformations; primarily bending in the longitudinal direction between cable clamp connections. There are more damaged rods on the southern end of the bridge. The failure of these critical load carrying members represents a potential collapse mechanism for the entire bridge and is the reason the bridge is currently closed. These members must be replaced prior to placing the bridge back in service to the public.

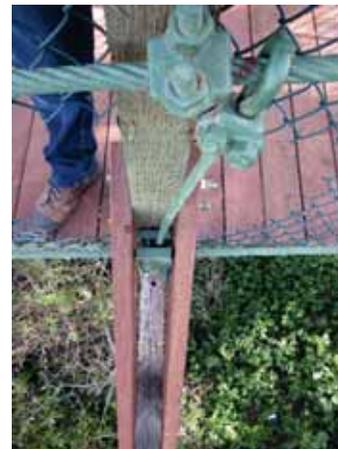
The following is a brief summary of the damaged rods:

<u>Complete Fracture</u>	<u>Severe Deformation</u>	<u>Minor Deformation</u>
WS #6	WS #5 & #10	WS #13 - #15
WS #9	ES #6 - #8	ES #2 - #5
WS #11 & #12	ES #11 - #13	ES #14 , #15

WS = indicates Westside, ES = indicates Eastside, #'s correspond to panel point locations starting at the north end

Repair attempts have been made at several of the broken rods, ranging from 1/4" to 1/2" galvanized wires looped around the floorbeams and main cables and connected with various saddle clips and turnbuckles. In general, the repairs are significantly undersized compared to the original design. These repairs do not appear to restore reliable capacity and should not be considered effective.

Cable clamps and saddle brackets connecting the vertical suspenders to the main cables vary from satisfactory to fair in condition and effectiveness. Some cable clamps have been modified and the main cables are no longer snug in the milled groove of the connection plates. Lower cable saddle brackets show surface rust which may be a sign on abrasion or increased stresses between the main cables and saddles. While the majority of connections are in acceptable condition, the configuration of these connections appears to be causing damage to the hanger rods. This may be a larger issue in the dynamic behavior of the bridge that requires correction for the long-term solution. If hanger rods are simply replaced without addressing this larger issue, they should be expected to fail in a similar mode and timeframe.



Fractured, missing, and deformed hanger rods with ineffective repairs



Connection design is binding and damaging rods. Some connections are poorly fit. Deformed rods are binding against and damaging timber handrail components

Lateral Stability Cables

Lateral wind cables are in good condition. The pipe anchorage system to the floorbeam is in good condition. However the lateral cables appear to be relatively loose and may not be effective in limiting lateral deflections. The north western ground anchor was very loose and could easily be moved by hand.



Lateral cable connection system to the bridge is in good condition



The northwestern lateral cable is slack and the ground anchor is loose

Floorbeams

The pressure treated dimensional lumber floorbeams are in fair to good condition. Some minor weathering and moderate surface checks are present, primarily in the topside surfaces with greater exposure. No through-checks (splitting) or end shakes were observed. No significant decay, deterioration, or destructive pest activity was noted. Some connection hardware for the handrail and decking system has been replaced (lag bolts, bolts) and minor surface rust is present on other hardware.



The floorbeams are in good condition



Minor surface checks present

Timber Stringers:

All visible portions of the solid sawn, pressure treated stringers are in fair to good condition. Some minor surface checks were noted. Floor system diagonals are in a similar condition as the longitudinal stringers. Accessible splice connections were secure with all hardware intact. There were no visible signs of splitting, crushing, or other overload for these members. Splice connection plates and hardware were in good condition with no visible corrosion.



Stringers and diagonals members near southern abutment



Stringer Splice in adequate condition

Timber Deck:

The pressure treated timber deck treads have been replaced recently and are in like new condition. The treads have been connected to the floor system diagonals with less fasteners than the original design. A few treads were missing fasteners and were loose.



The deck treads have recently been replaced and are in like new condition

Timber Handrail:

The pressure treated handrail is in fair condition. Some posts and diagonal bracings show wear from abrasion with the main suspender cables. Some hardware has been replaced or is missing. The shape of the handrail varies substantially along the length of the bridge and does not match the shape of the main cables. However, the handrail overall is secure and provides good resistance. Portions of the coated chain link fencing system are missing at the floorbeam locations and were removed to allow for previous repairs.



The handrail system is in fair to adequate condition. Several diagonal bracings have been replaced recently.

REFERENCES

- A. Bridge Inspection Field Notes - *Attached*
- B. Bridge As-Built Plans - *Attached*



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohl
 Date: 5/6/2016
 Subject: Basis of Design
 Page: Page 1 of 1

BASIS OF DESIGN

Codes

ASCE 7-10 Minimum Design Loads for Buildings and Other Structures
 AASHTO LRFD 6th Edition 2012
 AASHTO Guide Specification for the Design of Pedestrian Bridges, December 2009
 ANSI/AWC NDS-2012, National Design Specification for Wood Construction, 2012
 AISC 360-10, Specifications for Structural Steel Buildings, 2010

As-Built Plans

Replacement of Swinging Bridge, City of Arroyo Grande, sheets T-1, S1-S4 by Fred H. Schott and Associates

Structural Wood

Lumber: DF No. 1
 Bolts, Screws and Lag Bolts: Stainless Steel 18-8

Structural Steel

Plates and Rods: ASTM A36
 Pipe: ASTM A53 Grade B

Concrete

$f'_c = 3,000$ psi
 Reinforcing Steel $F_Y = 60$ ksi

Existing Cable Properties

$\frac{3}{4}$ inch diameter 6x26 (WS) + IWRC

Wire Rope Users Manual

$A = 0.4755(0.75)^2 = 0.267$ in²
 $E = 13,500$ ksi for 0-20% and 15,000 for > 20% load

USS Wire Rope Handbook

$A = 0.248(1.10 \text{ for IWRC}) = 0.273$ in²
 $E = 14,000$ ksi

Use for Analysis

$A = 0.267$ in²
 $E = 14,000$ ksi
 Weight = $(0.267/144)490 = 0.91$ plf

Breaking Strength Specified = 58.8 kips

Breaking Strength Tested = 62.916 kips

Ultimate Strength Cable Capacity = ϕ (Ultimate Breaking Strength)

where $\phi = 0.45$ for factored DL+LL $\phi P_N = 0.45(58.8) = 26.5$ kip

where $\phi = 0.60$ for factored DL+WL $\phi P_N = 0.60(58.8) = 35.3$ kip



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M.Pohll
 Date: 5/6/2016
 Subject: Loads
 Page: Page 1 of 2

LOADS

Dead Load

The weight of existing and new members and appurtenances are included in the analysis.

$$\Sigma DL = 8219 \text{ superstructure} + (2)(123+122 \text{ cables}) = 8709 \text{ lbs}$$

Live Load Load

Pedestrian Live Load = 90 psf *LRFD Guide Specification for the Design of Pedestrian Bridges Section 3.10*

$$\Sigma LL = (4.0)(15)(8.859)(90) = 47,841 \text{ lbs}$$

Guard Rail Loads

Guards rails shall be designed to resist a uniform load of 50 plf applied in any direction and a concentrated load of 200 lbs applied in any direction as provided in AASHTO 13.8.2

Wind Load on Suspension Bridge

The structure will be evaluated for wind loads in accordance with ASCE/SEI 7-10

- Wind Velocity = 110 mph *Figure 26.5-1A for Risk Category II*
- Exposure = B *Section 26.7*
- Risk Category = II *Table 1.5-1*
- $K_{ZT} = 1.0$ *Site conditions do not meet the conditions in Section 26.8*
- $K_Z = 0.70$ *Table 27.3-1 for h=30 ft and Exposure B*
- $K_D = 0.85$ *Table 26.6-1*
- $G = 1.0$ *Section 26.9 Gust Factor Flexible Structures for T=1.50 Seconds*
- Wind Force = $q_z G C_F A_F$ *Eqn 29.5-1 Design Wind Loads on Other Structures*
- $q_z = 0.00256 K_Z K_{ZT} K_D V^2 I$ *Eqn 29.3-1*
- $q_z = 0.00256(0.70)(1.0)(0.85)(110)^2 = 18.4 \text{ psf}$
- Round $C_F = 0.7$ *Figure 29.5-1* $D\sqrt{q_z} \leq 2.5$ and $h/D = 1.0$
- Flat $C_F = 2.0$ *Figure 29.5-1* $h/D = 25$
- Round Lattice $C_F = 1.3$ *Figure 29.5-2* $\epsilon = 0.10$ to 0.29 $D\sqrt{q_z} \leq 2.5 A_F$
- Projected area normal to the wind*
- Wind Force = $(18.4)(1.0)(0.7) = 12.9 \text{ psf}$ Use 13.0 psf for Round
- Wind Force = $(18.4)(1.0)(2.0) = 36.8 \text{ psf}$ Use 38.0 psf for Flat Surfaces
- Wind Force = $(18.4)(1.0)(1.3) = 23.9 \text{ psf}$ Use 24.0 psf for Round Lattice

Element	Dia or Least Dim	Height	Spacing	Pressure	Force along Bridge Length
	inch				inch
Top Rails	5.0		Continuous	38.0	15.8
Chain Link	40.0		Continuous	24.0	80.0
4x4 Post	3.50	40.0	8.86	38.0	4.2
2-2x4 Brace	3.0	36.0	8.86	38.0	3.2
Deck/Stringer	7.0		Continuous	38.0	22.2
Floor Beam	3.5	7.25	8.86	38.0	2.50
Subtotal					127.9
Cable	0.75		Continuous	13.0	0.8
Hanger Rod	0.625	50.0	8.86	13.0	0.3
Tower	6.625		Continuous	13.0	7.2

Load Application

Top Rail = $15.8 + 80.0/2 + 4.2/2 = 58.0 \text{ plf}$
 Stringer = $22.2 + 80.0/2 + 4.2/2 + 3.2 + 2.5 = 70 \text{ plf}$
 Cable = 1.0 plf
 Tower = 8.0 plf

includes chain link, posts and braces
includes deck, stringer, chain link, post and brace to each cable which will include force on hangers to face of tower



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M.Pohll
 Date: 5/6/2016
 Subject: Loads
 Page: Page 2 of 2

$$\Sigma WL = (58+70)(15)(8.859) + (1.0 \text{ cable})(134.8+135.8) + (8.0 \text{ tower})(11)(2) = 17,456 \text{ lbs}$$

Load Combinations

Combination	Factored Loads	Comments
Strength I	1.25DL + 1.75LL	
Strength III	1.25DL + 1.0WL	WL is ultimate load
Strength V	None	Not used as pedestrians would not use bridge in high wind



Project Name:	Arroyo Grande Pedestrian Bridge
Project No.	A03-300
Engineer:	J.Chou
Date:	5/6/2016
Subject:	Modeling Notes
Page:	Page 1 of 6

MODELING NOTES

Geometric modeling

The SAP model was generated based on as-built data, and then updated based on supplemental surveying data. Geometrically, line elements were assigned three-dimensionally per the as-built. Then, with the supplemental survey data Nodal elevations were shifted to reflect the true bridge elevations in its existing self-weight only condition. Cable profiles (both top and bottom cables) were adjusted for the true cable geometry. Accurate modeling of the cable geometry is especially important, because the cable stress is highly dependent on cable drape.

Geometry is determined by field survey.

The top cable sag measured in the field is 11.9753 ft.

The top cable sag on the plan is 9.8021 ft.

The bottom cable sag measured in the field is 14.1793 ft.

The bottom cable sag on the plan is 12.0938 ft.

Suspension cable stress is highly dependent on sag. Survey information captures the actual sag, which is then adjusted in the SAP model. This allows the model to accurately calculate the cable stress.



SAP 3D full length view

All elements were modeled explicitly except for the decking and miscellaneous metal components near the wind cable.

Tower kickers are modeled as compression only elements to maximum axial demand in tower columns to capture conservative overturning effects.

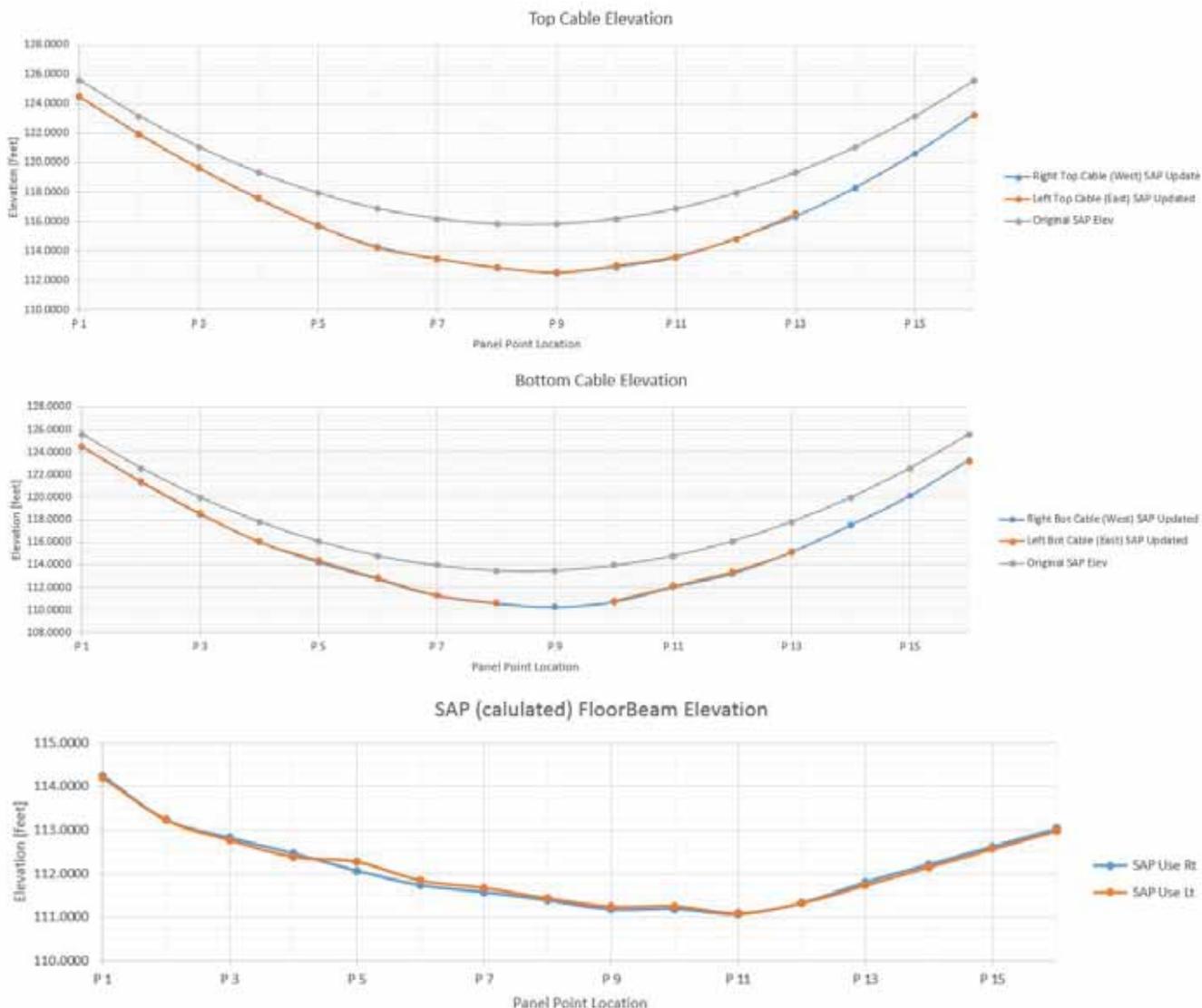


Project Name: Arroyo Grande Pedestrian Bridge
 Project No. A03-300
 Engineer: J.Chou
 Date: 5/6/2016
 Subject: Modeling Notes
 Page: Page 2 of 6

To capture the other differences between the field and survey information, the floor beam and deck elevations were also updated to reflect the existing conditions. It should be noted that there were elevation differences between the right side of the bridge and the left side of the bridge. For instance, the cable elevation difference for a given panel were surveyed to be between 0.08" to 2.34". The deck elevation difference for given panel were surveyed between 0.06" to 0.92". These elevation differences between left and right side of the bridge were modeled explicitly.

Longitudinally, the existing bridge towers leans towards the creek at approximately 4.5 degrees. This initial lean was models explicitly in SAP before live load is applied.

Due to field constraints, the south portion of the wind cables, the left panel 14, and the left panel 15 could not be surveyed. The left panel 14 and the left panel 15 were interpolated with the left panel 13 and 16 geometry with best fit. Three figures below shows the field survey data that was ultimately used in the final SAP model.





Project Name: Arroyo Grande Pedestrian Bridge
 Project No. A03-300
 Engineer: J.Chou
 Date: 5/6/2016
 Subject: Modeling Notes
 Page: Page 3 of 6

Initial Tensions

Initial tension in the main suspension cables was calculated from the field sag. In a separate standalone model, a single cable was modeled. Uniform load on the single cable was calculated by hand to be 17.6 lbs./feet. This uniform load includes weight from the superstructure, less the cable self-weight. With the known uniform load and known surveyed sags (top and bottom cables), cable end tensions were obtained from the standalone cable model. The top cable end tension was calculated to be 3.77 kips. The bottom cable end tension was calculated to be 3.25 kips.

Cable Geometry

File Edit

Line Object Parameters

Line Object Type: Cable

Cable Type: Cable - Maximum Vertical Sag

Section Property: USS Wire Cable

	X	Y	Z
Start	0.1745	0.	124.4748
End	132.891	0.	123.2837

Model Cable Using Straight Frame Objects

Line Object Meshing

Keep as Single Object

Break into Multiple Equal Length Objects

Break into Multiple Objects with Equal Projected Length on Chord

Cable Parameters

Number of Cable Segments: 15 Refresh

Added Weight Per Unit Length: 0.0176

Projected Uniform Gravity Load: 0.

Tension At I-End: 3.7704

Tension At J-End: 3.7483

Horizontal Tension Component: 3.5432

	Deformed	Undeformed
Maximum Vertical Sag	11.6447	11.3601
Low-Point Vertical Sag	11.0565	10.7721
Length	135.4081	135.2801
Relative Length	1.0202	1.0193

Coordinate System: GLOBAL

Units: Kip, ft, F

Computed Point Coordinates for Linear Segments (Undeformed Cable Geometry)

Use Undeformed Geometry for Cable Object Use Deformed Geometry for Cable Object

Pt.	X	Y	Z	Sag	Distance	Rel. Dist.
0	0.1745	0.	124.4748	0.	0.	0.
1	4.4392	0.	123.0101	1.4264	4.5093	0.0333
2	8.7335	0.	121.6342	2.7637	9.0185	0.0667
3	13.0557	0.	120.349	4.0102	13.5278	0.1
4	17.4043	0.	119.1561	5.164	18.037	0.1333
5	21.7776	0.	118.0573	6.2236	22.5463	0.1667
6	26.1738	0.	117.0539	7.1875	27.0555	0.2
7	30.591	0.	116.1476	8.0542	31.5647	0.2333
8	35.0273	0.	115.3396	8.8224	36.074	0.2667
9	39.4805	0.	114.6309	9.4911	40.5833	0.3
10	43.9497	0.	114.0204	10.0608	45.0925	0.3333
11	48.434	0.	113.5081	10.5316	49.6017	0.3667
12	52.9323	0.	113.0941	10.9037	54.1109	0.4
13	57.4437	0.	112.7786	11.1772	58.6201	0.4333
14	61.9672	0.	112.5617	11.3522	63.1293	0.4667
15	66.5029	0.	112.4435	11.4288	67.6385	0.5

Planar View

OK Cancel



Project Name: Arroyo Grande Pedestrian Bridge
Project No. A03-300
Engineer: J.Chou
Date: 5/6/2016
Subject: Modeling Notes
Page: Page 4 of 6

The initial tension in the wind suspension cables was also calculated from the field sag. Based on the approximate mid-point field sag, the wind cable end tension was obtained. With these initial cable end tensions, the main global model's individual cable elements were assigned for the final model.

Verifications

Dead load verification: The superstructure dead load check was independently calculated. These components includes timber decking, floor beams, stringers, diagonals, rail posts, rail tops, rail sides, rail braces, chain link fabric, cables, and various steel bracket components at panel 7, 8, 9, and 10. The SAP model weight was slightly higher than the hand calculated weight. This is acceptable since the slightly higher SAP model weight will yield mildly conservative results.

Main cable and wind cable tension verification: The end cable tensions were independently calculated by hand and compared to the SAP reaction results. The verification indicates that the model was built accurately. Total base reaction were independently calculated and verified.

Nonlinearity

The model analysis was performed with large displacement nonlinearity to capture the P-Delta secondary effects. This is necessary because the cable behavior is highly nonlinear. Tower kickers were modeled as compression only elements to maximum axial demand in tower columns to capture conservative overturning effects.

Staging

Load Combinations were modeled using the "staging" method to capture the actual added stresses, as opposed to the typical linear addition which would be unconservative for a nonlinear suspension bridge.

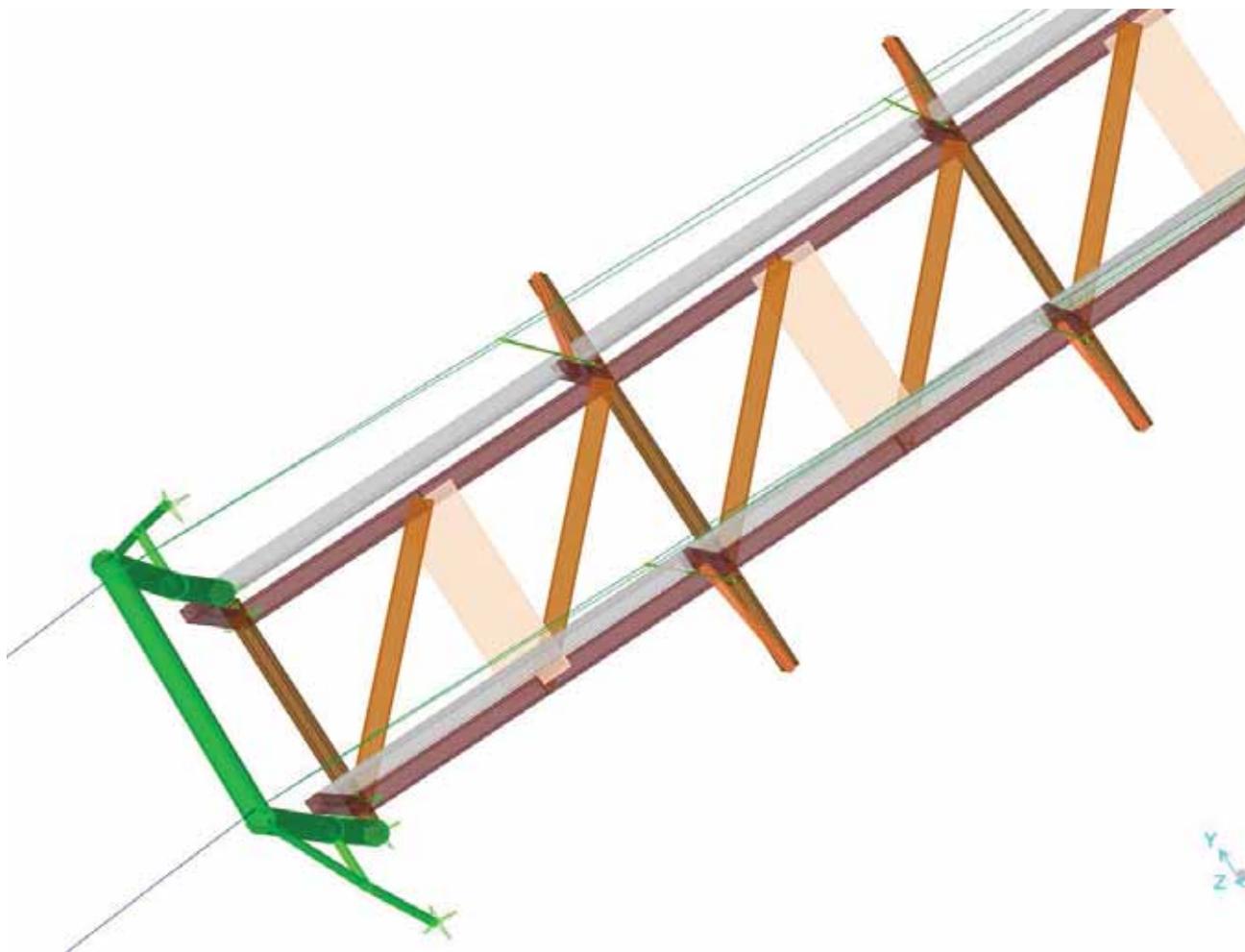


Project Name: Arroyo Grande Pedestrian Bridge
Project No. A03-300
Engineer: J.Chou
Date: 5/6/2016
Subject: Modeling Notes
Page: Page 5 of 6

Loads

Dead Load are based on member self-weights as listed below:

- Steel Tower Frame - columns, beam, kicker
- Cables - top cable, bottom cable, and back cable
- Hangers
- Posts
- Floor beams
- Stringer
- Horizontal Diagonal Truss
- Hand Rails

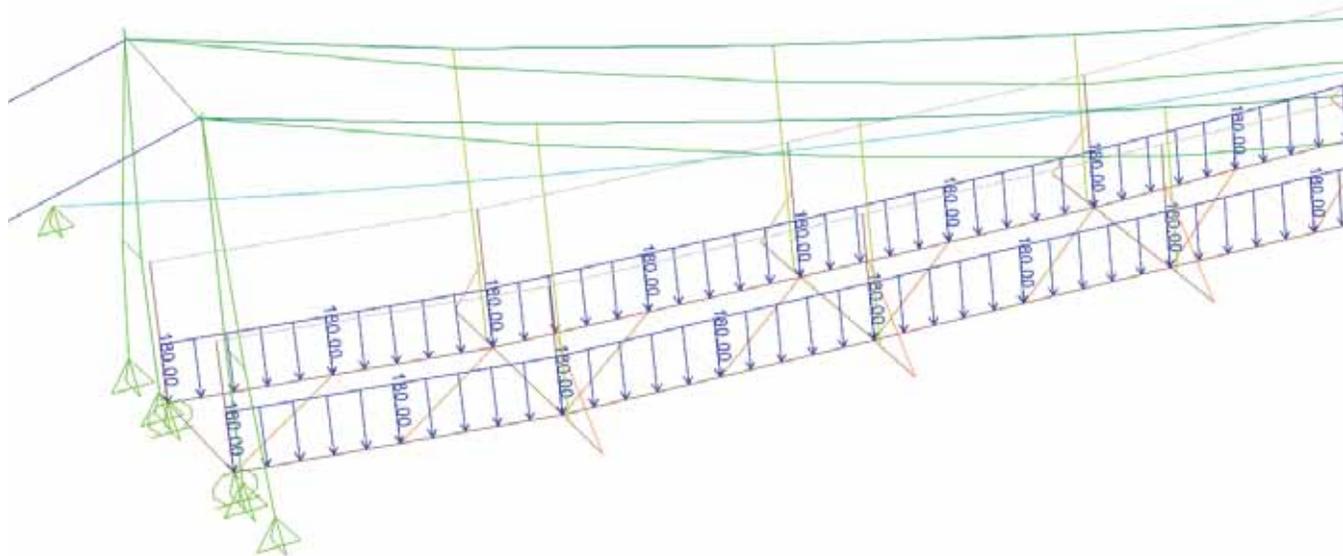




Project Name: Arroyo Grande Pedestrian Bridge
 Project No. A03-300
 Engineer: J.Chou
 Date: 5/6/2016
 Subject: Modeling Notes
 Page: Page 6 of 6

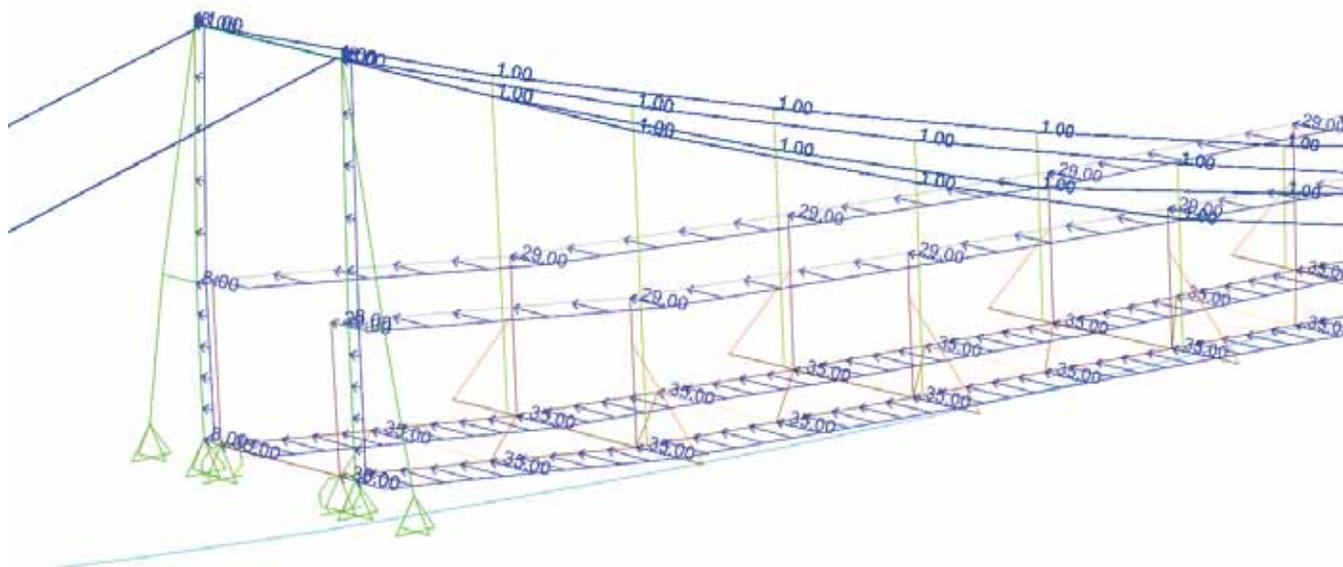
Ped Live Load (90 psf)

90psf equates to 180 lb/ft applied at stringers



Wind Load

- 29 lb/ft applied at top rails (front and back)
- 35 lb/ft applied at each stringer (front and back)
- 1 lb/ft applied at all cable locations
- 8 lb/ft applied at tower columns





Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: J.Chou
 Date: 5/6/2016
 Subject: Modeling Results
 Page: Page 1 of 8

MODELING RESULTS

SAP2000 Nonlinear Large Displacement Model Results

The governing member forces are summarized below.



SAP 3D bridge entrance view

Modal Results

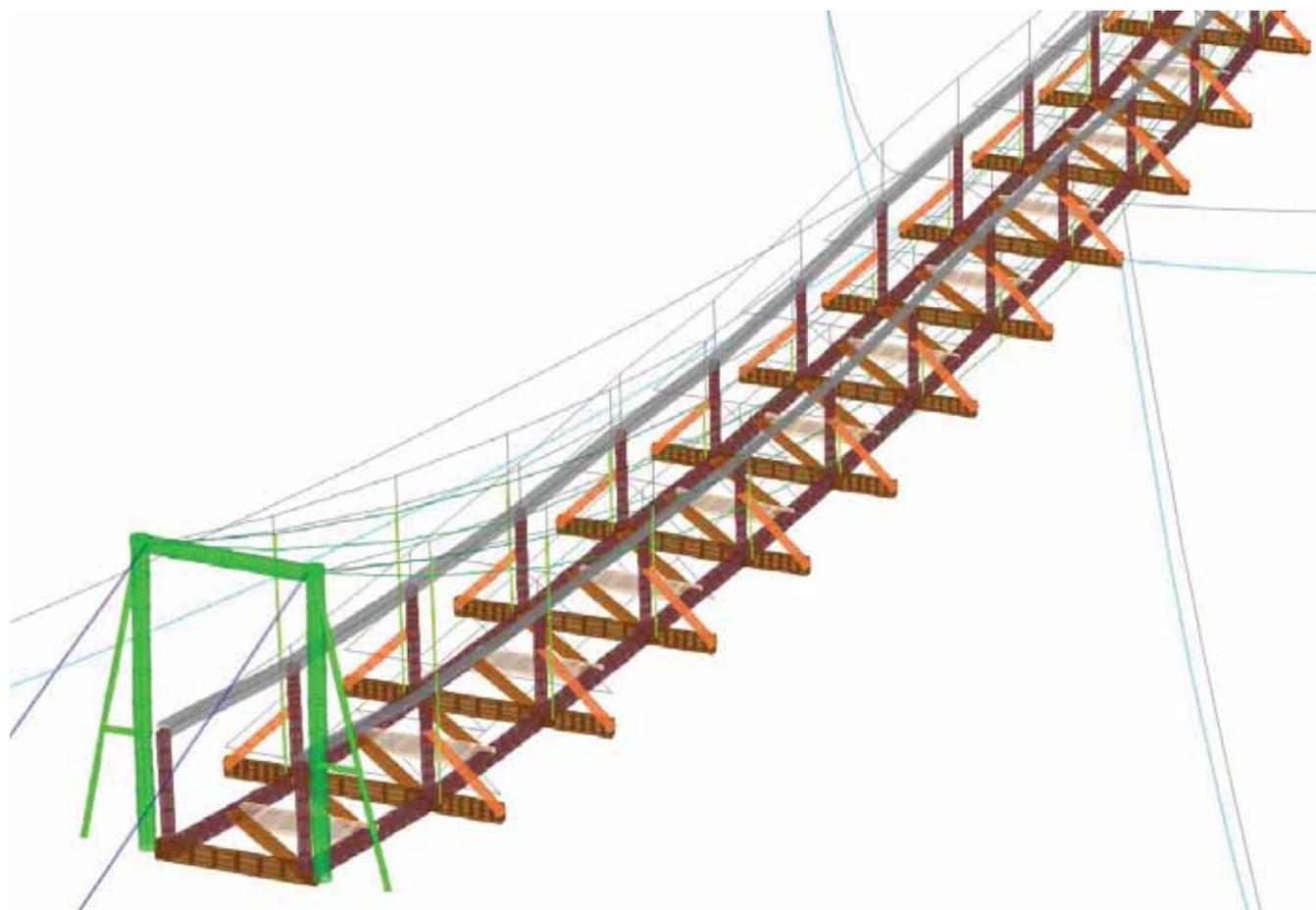
Fundamental Period and Frequencies

Direction	Period	Frequency
	Seconds	hertz
Vertical	0.520	1.92
Transverse	0.626	1.60

AASHTO Guide Specification for the Design of Pedestrian Bridges require that the fundamental vertical frequency be greater than 3.0 hertz to limit the discomfort of pedestrians on the bridge.



Project Name: Arroyo Grande Pedestrian Bridge
Project No.: A03-300
Engineer: J.Chou
Date: 5/6/2016
Subject: Modeling Results
Page: Page 2 of 8

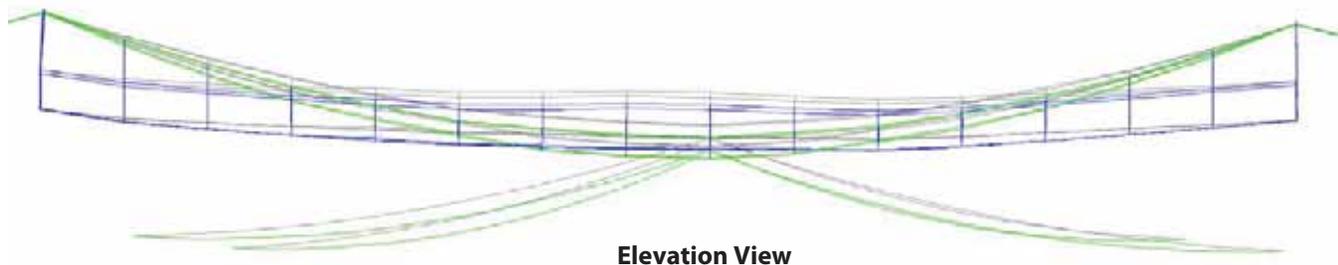


SAP 3D vertically loaded deformed shape



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: J.Chou
 Date: 5/6/2016
 Subject: Modeling Results
 Page: Page 3 of 8

Service I - 1.0 DL + 1.0 LL



Displacements

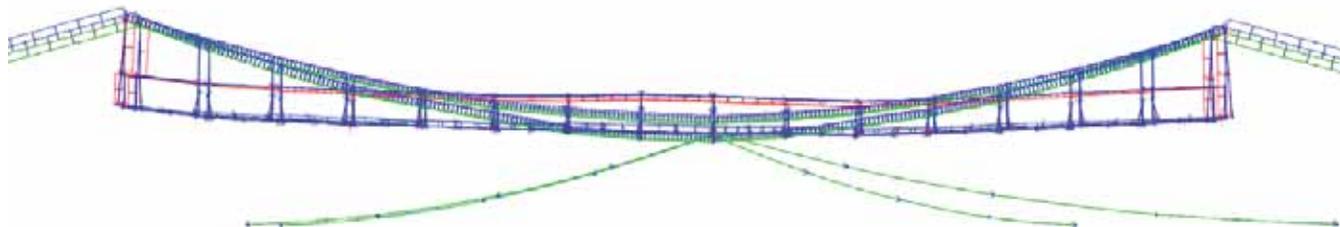
Location	Longitudinal Panel Point	Side	Vertical Displacement	Longitudinal Displacement	Initial Lean plus Displacement
			inch	inch	inch
Floor Deck	9	East	18.5	0.69	0.69
Floor Deck	8 (Governing)	East	19.8	0.72	0.72
Top of Tower	1 (North End)	West	0.09	2.25	7.55
Top of Tower	1 (North End)	East	0.13	2.28	8.06
Top of Tower	16 (South End)	West	0.05	2.37	8.17
Top of Tower	16 (South End)	East	0.05	2.38	8.18

Cable Forces

Element	Max Tension	Breaking Strength	Allowable Force FS=3.0	D/C
	kip	kip	kip	
Upper Main Span Cable	15.89	58.8	19.6	0.81
Lower Main Span Cable	20.94	58.8	19.6	1.07
Two Back Span Cables	36.54	117.6	39.2	0.93



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: J.Chou
 Date: 5/6/2016
 Subject: Modeling Results
 Page: Page 4 of 8



Member Forces

Strength I - 1.25 DL + 1.75 LL

Cable Forces

Element	T_U	ϕT_N	D/C
	kip	kip	
Upper Main Span Cable	23.96	26.5	0.90
Lower Main Span Cable	32.36	26.5	1.22
Two Back Span Cables	55.69	52.9	1.05

Hanger Forces

Element	P_U	V_U	M_U	ϕP_N	ϕV_N	ϕM_{NX}	D/C
	kip	kip	in-kip	kip	kip	in-kip	
5/8" ϕ Hanger	3.8	6.2	19.1	10.81	5.07	0.79	24.18
Combined P_U - M_U	3.8	6.2	19.1	10.81	5.07	0.79	24.53
Combined P_U - V_U	3.8	6.2	19.1	10.81	5.07	0.79	1.57
Bearing Plate	3.8	N/A	N/A	4.108	N/A	N/A	0.93

Stringer and Floor Beam Forces

Element	M_{UX}	V_{UY}	ϕM_{NX}	ϕV_{NY}	D/C
	in-kip	kip	in-kip	kip	
2-3x6 Stringers	40.7	1.8	48.10	5.54	0.85
4x8 Floor Beam	19.8	3.8	58.50	5.11	0.75

Column Reactions

Location	Panel Point	Side	$P_{U\text{VERT}}$	$V_{U\text{HORIZ}}$	ϕV_N Anchor Bolts	D/C
			kip	kip	kips	
Bottom of Tower	1 (North End)	West	31.68	1.68	0.84	2.0
Bottom of Tower	1 (North End)	East	31.71	2.19	0.84	2.5
Bottom of Tower	16 (South End)	West	29.78	1.01	0.84	1.2
Bottom of Tower	16 (South End)	East	29.61	1.00	0.84	1.2

Abutment foundations will be evaluated in Phase 2



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: J.Chou
 Date: 5/6/2016
 Subject: Modeling Results
 Page: Page 5 of 8

Tower Forces

Location	P _U	V _U	M _{UX}	φP _N	φV _N	φM _N	D/C
	kip	kip	in-kip	kip	kip	in-kip	
Tower Leg (6" Std Pipe)	32.18	0.99	61.41	155.5	49.46	334.4	0.21
Tower Leg Combined P _U -M _U							0.37
Tower Strut/Beam (6" Std Pipe)	1.69	37.38	52.61	164.9	49.46	334.4	0.76
Tower Strut Beam Combined P _U -M _U							0.16
Tower Beam Strut/Beam Connection							0.33
Tower Brace (2" Std Pipe)	5.45	0.04	1.73	19.2	9.48	22.5	0.28
Tower Brace Combined P _U -M _U							0.35

Cable Anchorage

Location	Element	P _U	V _U	M _U	φP _N	φV _N	φM _N	D/C
		kip	kip	in-kip	kip	kip	in-kip	
Main Cable	Threaded Rod	55.69			52.3			1.06
Main Cable	Deadman Cap Beam		35.3	1,450		43.6	4,045	0.81
Main Cable	Deadman Pile		26.8	1,450		33.7	1,575	0.92
Main Cable	Pile Axial	32.5			56.5			0.58
Wind Cable		Will be evaluated in Phase 2						

Soil parameters for analysis to be verified in Phase 2

Strength I - 1.25 DL + 1.75 LL(Reduced)

A reduced live load is proposed until all retrofit measures can be implemented.

Consider reduced live load consisting of 20 people at 200 lbs/person placed over a length of two panels (17.7 feet) resulting in a uniform load of 110 plf applied to each stringer.

Loads are placed at three separate locations to envelope the maximum forces as follows:

- 4000 lb load centered on panel point 4
- 4000 lb load centered on panel point 7
- 4000 lb load centered on panel point 9

The analysis considers that only the lower cable will carry the applied loads.

Cable Forces

Element	T _U	φT _N	D/C
	kip	kip	
Upper Main Span Cable	NA	NA	NA
Lower Main Span Cable	12.8	26.5	0.48
Back Span Cables	12.7	26.5	0.48

The bridge was load tested in May 1995 by placing 29,000 lbs of sand bags along the length of the bridge resulting in a live load of $(29000)/(4.0)(132.89) = 55$ psf.

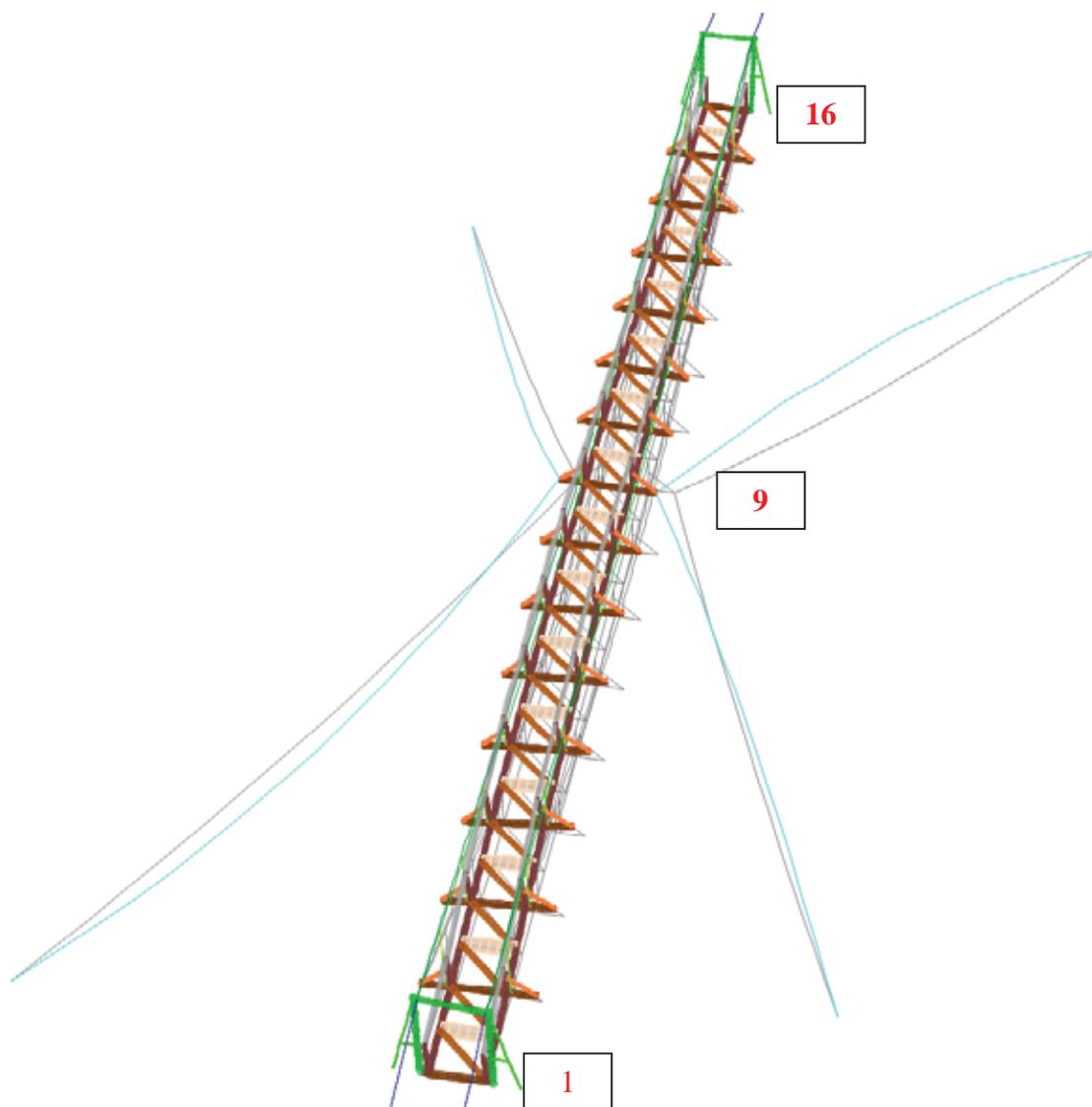


Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: J.Chou
 Date: 5/6/2016
 Subject: Modeling Results
 Page: Page 6 of 8

Service III - 1.0 DL + 1.0 WL

Displacements

Location	Panel Point	Transverse Displacement
		inch
Floor Deck	9	9.3



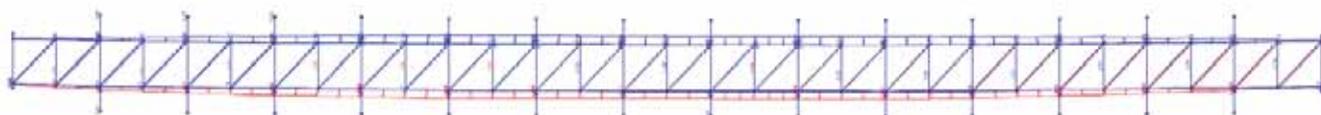


Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: J.Chou
 Date: 5/6/2016
 Subject: Modeling Results
 Page: Page 7 of 8

Strength III - 1.25 DL + 1.0 WL

Cable Forces

Element	T_U	ϕT_N	D/C
	kip	kip	
Upper Main Span Cable	4.57	35.3	0.13
Lower Main Span Cable	4.61	35.3	0.13
Two Back Span Cables	9.2	70.6	0.13
Wind Cable	4.2	35.3	0.12



Horizontal Truss

Horizontal Truss Forces

Element	P_U		ϕP_N		D/C
	Tension	Compression	Tension	Compression	
	kip	kip	kip	kip	
2-3x6 Stringers	36.5	37.0	26.1	25.7	1.44
2x6 Diagonal	8.0	-7.9	1.85	1.85	4.32
2x6 Strut	5.6	-5.6	1.85	1.85	3.03

Tower Reactions

Location	Panel Point	Side	Vertical	Horizontal
			kip	kip
Bottom of Tower	1 (North End)	West	4.44	0.11
Bottom of Tower	1 (North End)	East	3.61	0.15
Bottom of Tower	16 (South End)	West	4.87	0.02
Bottom of Tower	16 (South End)	East	2.51	0.11

Tower is stable for overturning



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: J.Chou
 Date: 5/6/2016
 Subject: Modeling Results
 Page: Page 8 of 8

Horizontal Diagonal Truss Removed Model Results

Because the connection capacity between decking and horizontal diagonal truss is small, an additional model was developed to capture the effect of the existing bridge, less the horizontal diagonal truss.

Service III - 1.0 DL + 1.0 WL

Displacements

Location	Panel Point	Transverse Displacement
		inch
Floor Deck	9	9.95

Strength III - 1.25 DL + 1.0 WL

Cable Forces

Element	T_U	ϕT_N	D/C
	kip	kip	
Upper Main Span Cable	4.86	35.3	0.14
Lower Main Span Cable	4.94	35.3	0.14
Two Back Span Cables	9.8	70.6	0.14
Wind Cable	6.24	35.3	0.19



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohl
 Date: 5/6/2016
 Subject: Superstructure Capacity
 Page: Page 1 of 7

SUPERSTRUCTURE CAPACITY (LRFD)

Decking

2x6 pt DF No. 1

$$DL = 4.5 \text{ psf} \quad w_U = 1.25(4.5) + 1.75(90) = 163 \text{ psf}$$

$$LL = 90 \text{ psf}$$

$$\text{Span} = 48.0 - 2.50 - 2.50 = 43.0 \text{ inch}$$

$$M_U = [(163)/12](43.0)^2/8 = 3139 \text{ in-lb/ft}$$

$$V_U = [(163)/12](43.0) = 292 \text{ lb/ft}$$

$$A = (12)(1.5) = 18.0 \text{ in}^2/\text{ft}$$

$$S = 12(1.5)^2/6 = 4.50 \text{ in}^3/\text{ft}$$

$$I = 12(1.5)^3/12 = 3.375 \text{ in}^4/\text{ft}$$

$$f_B = 3139/4.5 = 698 \text{ psi}$$

$$\phi F_B = (0.85)(1000 \text{ psi})(1.15 C_{FU})(1.3 C_F)(0.85 C_M)(2.54 K_F)(0.80 \lambda) = 2195 \text{ psi}$$

$$f_V = (292)(1.50)/18.0 = 24 \text{ psi}$$

$$\phi F_V = (0.75)(180)(0.97 C_M)(2.88 K_F)(0.80 \lambda) = 302 \text{ psi}$$

$$\Delta_{LL} = (5)(90/12)(43.0)^4/(384)(1,700,000)(0.9 C_M)(3.375) = 0.065 \text{ inch} = L/665$$

Top Horizontal Rail

2x6 pt DF No. 1

Span = 106.31 inch

w = 50 plf and 200 lb Concentrated load *Guardrail Load*

w = (0.6)(58) = 34.8 plf *Wind Load does not govern*

$$A = (1.5)(5.5) = 8.25 \text{ in}^2$$

$$S = (1.5)(5.5)^2/6 = 7.5625 \text{ in}^3$$

$$M_U = 1.75wL^2/8 + 1.75PL/4 = 1.75(50/12)(106.31)^2/8 + 1.75(200)(106.31)/4 = 10302 + 9302 = 19604 \text{ in-lb}$$

$$V_U = 1.75wL/2 + 1.75P = 1.75(50/12)(106.31)/2 + 1.75(200) = 387 + 350 = 737 \text{ lbs}$$

$$f_B = 19604/7.625 = 2571 \text{ psi}$$

$$\phi F_B = (0.85)(1000 \text{ psi})(1.3 C_F)(0.85 C_M)(2.54 K_F)(1.0 \lambda) = 2385 \text{ psi}$$

Braced by 2x4

$$f_V = (737)(1.50)/8.25 = 134 \text{ psi}$$

$$\phi F_V = (0.75)(180)(0.97 C_M)(2.88 K_F)(1.0 \lambda) = 377 \text{ psi}$$

Top Vertical Rail

2x4 pt DF No. 1

Span = 106.31 inch

w = 50 plf and 200 lb Concentrated load *Guardrail Load*

$$A = (1.5)(3.5) = 5.25 \text{ in}^2$$

$$S = (1.5)(3.5)^2/6 = 3.06 \text{ in}^3$$

$$M_U = 1.75wL^2/8 + 1.75PL/4 = 1.75(50/12)(106.31)^2/8 + 1.75(200)(106.31)/4 = 10302 + 9302 = 19604 \text{ in-lb}$$

$$V_U = 1.75wL/2 + 1.75P = 1.75(50/12)(106.31)/2 + 1.75(200) = 387 + 350 = 737 \text{ lbs}$$

$$f_B = 19604/3.06 = 6406 \text{ psi}$$

$$\phi F_B = (0.85)(1000 \text{ psi})(1.5 C_F)(0.85 C_M)(2.54 K_F)(1.0 \lambda) = 2753 \text{ psi} \quad \textit{Braced by 2x6}$$

Decking is adequate

Top Horizontal Rail does not meet AASHTO design criteria, but would meet 2013 CBC design criteria

Top Vertical Rail does not meet AASHTO design criteria, but would meet 2013 CBC design criteria



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohl
 Date: 5/6/2016
 Subject: Superstructure Capacity
 Page: Page 2 of 7

$f_v = (737)(1.50)/5.25 = 211 \text{ psi}$
 $\phi F_v = (0.75)(180)(0.97 C_M)(2.88 K_F)(1.0 \lambda) = 377 \text{ psi}$

Rail Connection

2#12x3 WS from 2x to 4x4 post

$\phi V = (0.65)(147 \text{ lbs/screw})(2 \text{ screws})(3.32 K_F)(1.0 \lambda)(0.70 C_M) = 444 \text{ lbs} < 1.75[50(106.31/12)+200] = 1125 \text{ lbs}$

2#12x3 WS from 2x6 to 4x4 post and 2-#12x3 WS 2x4 to 4x4 Post

$\phi V = (0.65)(147 \text{ lbs/screw})(2 \text{ screws})(0.7 C_M)(3.32 K_F)(1.0 \lambda)(0.67 C_{EG})(1.5/2.16 \text{ Penetration}) = 207 \text{ lbs}$

NDS 2012 Table 11L

Withdrawal = $(0.65)(154 \text{ lbs/inch})(1.5)(2 \text{ screws})(3.32 K_F)(1.0 \lambda)(0.7 C_M)^2 = 489 \text{ lbs}$ *NDS 2012 Table 11.2B*

Total = $207 + 489 = 696 \text{ lbs} < 1.75[50(106.31/12)+200] = 1125 \text{ lbs}$

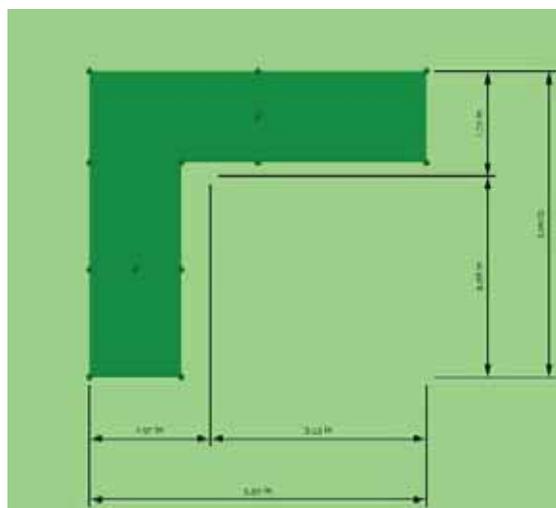
Alternative Rail Analysis

Consider composite shape

Geometric Properties

Area	13.5 in ²
I _x	26.96 in ⁴
I _y	34.61 in ⁴
I _{xy}	16.04 in ⁴
r _x	1.413 in
r _y	1.601 in
S _{x+}	15.65 in ³
S _{x-}	8.225 in ³
S _{y+}	9.812 in ³
S _{y-}	17.55 in ³
X _c	1.972 in
Y _c	-1.722 in

<u>2x4</u>	
Q _x	8.021 in ³
Q _y	6.417 in ³
<u>2x6</u>	
Q _x	8.021 in ³
Q _y	6.417 in ³



$M_{UX} = 19604 \text{ in-lb}$
 $V_{UY} = 737 \text{ lbs}$

$M_{UY} = 19604 \text{ in-lb}$
 $V_{UX} = 737 \text{ lbs}$

$f_{BX} = 19604/9.812 = 1998 \text{ psi} < 2385 \text{ psi}$
 $f_{BY} = 19604/8.225 = 2383 \text{ psi} < 2385 \text{ psi}$

$V_{UY}Q/I_x = 737(8.021)/26.96 = 219 \text{ lb/in}$
 $V_{UX}Q/I_y = 737(6.417)/34.61 = 137 \text{ lb/in}$

#12x3 WS from 2x6 to 2x4

$\phi V = (0.65)(147 \text{ lbs/screw})(3.32 K_F)(1.0 \lambda)(0.70 C_M) = 222 \text{ lbs/screw}$
 $\phi V = 222/12 = 19 \text{ lb/in}$ Can not develop composite section



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohl
 Date: 5/6/2016
 Subject: Superstructure Capacity
 Page: Page 3 of 7

Post

4x4 pt DF No. 1

$$V_U = 1.75(50/12)(106.31) + (1.75)(200) = 775 + 350 = 1125 \text{ lbs}$$

$$M_U = (1125)(26) = 29,250 \text{ in-lbs}$$

Guardrail Load

$$A = (3.5)(3.5) = 12.25 \text{ in}^2$$

$$S = (3.5)(3.5)^2/6 = 7.146 \text{ in}^3$$

Post does not meet AASHTO design criteria, but would meet 2013 CBC design criteria

$$f_B = 29250/7.146 = 4093 \text{ psi}$$

$$\phi F_B = (0.85)(1000 \text{ psi})(1.5 C_F)(0.85 C_M)(2.54 K_F)(1.0 \lambda) = 2753 \text{ psi}$$

$$f_V = (1125)(1.50)/7.25 = 233 \text{ psi}$$

$$\phi F_V = (0.75)(180)(0.97 C_M)(2.88 K_F)(1.0 \lambda) = 377 \text{ psi}$$

Brace

2-2x4 pt DF No. 1

$$\text{Horz Component} = (1125)(52)/26 = 2250 \text{ lbs}$$

$$\text{Axial Load } P_U = 2250/\cos(45) = 3182 \text{ lbs}$$

Guardrail Load

Brace is adequate

$$A = (1.5)(3.5) = 5.25 \text{ in}^2 \text{ each}$$

$$L_U = 42.0 \text{ inch}$$

$$L/d = 42/1.5 = 28$$

$$C_P = 0.580$$

$$f_C = 3182/(2)(5.25) = 303 \text{ psi}$$

$$\phi F_C = (0.9)(1500 \text{ psi})(1.15 C_F)(0.80 C_M)(2.40 K_F)(1.0 \lambda)(0.619 C_P) = 1845 \text{ psi}$$

Brace Bolts are not adequate

Brace Bolts

2-1/2 inch bolts 18-8 Stainless Steel

Use $F_Y = 30 \text{ ksi}$

$$\phi V = (0.65)(1006 \text{ lbs})(2 \text{ bolts})(3.32 K_F)(1.0 \lambda)(0.70 C_M)(2.125/3.5 C_A) = 1845 \text{ lbs} < 3182 \text{ lbs}$$

 $T_M = 3.50 \text{ inch}$ Double Shear $T_S = 1.50 \text{ inch}$ Angle to Grain $\theta = 45 \text{ deg}$ Stringers

2-3x6 pt DF No. 1 with hinge splice located 18 inch from support in either inside or outside 3x6 at each interior span

$$w_{DL} = [(4.5 \text{ psf})(2.0 \text{ trib } W)]/2 \text{ stringers} + 3.4 \text{ plf} = 7.9 \text{ plf}$$
 Use 8.0 plf each

$$w_{LL} = [(90 \text{ psf})(2.0 \text{ trib } W)]/2 \text{ stringers} = 90 \text{ plf}$$

$$w_U = (1.25)(8) + 1.75(90) = 168 \text{ plf}$$

$$V_U = 0.62w_U L = (0.62)(168/12)(106.31) = 923 \text{ lbs}$$

AISC Steel Construction Manual Table 3-23 #40

$$M_U = 0.121w_U L^2 = (0.121)(168/12)(106.31)^2 = 19,146 \text{ in-lbs}$$

$$A = (2.5)(5.5) = 13.75 \text{ in}^2$$

$$S = (2.5)(5.5)^2/6 = 12.604 \text{ in}^3$$

$$I = (2.5)(5.5)^3/12 = 34.66 \text{ in}^4$$

Stringers are adequate

$$f_B = 19146/12.604 = 1519 \text{ psi}$$

$$\phi F_B = (0.85)(1000 \text{ psi})(1.3 C_F)(0.85 C_M)(2.54 K_F)(0.8 \lambda) = 1908 \text{ psi}$$

Braced by deck

$$f_V = (538)(1.50)/13.75 = 58 \text{ psi}$$

$$\phi F_V = (0.75)(180)(0.97 C_M)(2.88 K_F)(0.8 \lambda) = 302 \text{ psi}$$

$$\Delta_{LL} = 0.0097w_U L^4/EI = 0.0097(90/12)(106.31)^4/(1,700,000)(0.9 C_M)(34.66) = 0.175 \text{ inch} = L/607$$



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohl
 Date: 5/6/2016
 Subject: Superstructure Capacity
 Page: Page 4 of 7

$$\phi M_N = (12.604)(1908) = 24,048 \text{ in-lbs}$$

$$\phi V_N = (13.75)(302)(2/3) = 2,768 \text{ in-lbs}$$

Floor Beam

4x8 pt DF No. 1
 $w_{DL} = 6 \text{ plf}$

Rail Horizontal Load

$$V_U = 2250 \text{ lbs}$$

$$M_U = (2250)(26.875) = 60,469 \text{ in-lbs}$$

$$P_U = 2250 \text{ lbs}$$

Floor Beam is adequate

$$A = (3.5)(7.25) = 25.375 \text{ in}^2$$

$$S = (3.5)(7.25)^2/6 = 30.66 \text{ in}^3$$

$$f_A = 2250/25.375 = 89 \text{ psi}$$

$$\phi F_A = (0.80)(675 \text{ psi})(1.2 C_F)(1.0 C_M)(2.70 K_F)(1.0 \lambda) = 1750 \text{ psi tension}$$

$$f_B = 60469/30.66 = 1972 \text{ psi}$$

$$\phi F_B = (0.85)(1000 \text{ psi})(1.3 C_F)(0.85 C_M)(2.54 K_F)(1.0 \lambda)(0.993 C_L) = 2370 \text{ psi}$$

$L_U = 38 \text{ inch}$

$$f_V = (2250)(1.50)/25.375 = 133 \text{ psi}$$

$$\phi F_V = (0.75)(180)(0.97 C_M)(2.88 K_F)(1.0 \lambda) = 377 \text{ psi}$$

$$\text{Combined Bending and Tension} = 89/1750 + 1972/2370 = 0.883$$

DL+LL

$$\text{Stringer Reaction } R_U = 1.22wL = 1.22(168/12)(106.31) = 1816 \text{ lbs}$$

$$\text{Post Reaction } R_U = 1.25(3.06 \text{ plf})(50.5/12) = 16 \text{ lbs each}$$

$$\text{Rail Reaction } R_U = 1.25(2.06 + 1.31 \text{ plf})(106.31/12) = 37 \text{ lbs ea side}$$

$$\text{Chain Link Reaction } R_U = 1.25(0.7 \text{ psf})(3.33)(106.31/12) = 26 \text{ lbs ea side}$$

$$\text{Brace Reaction } R_U = 1.25(51/12)(2)(1.31 \text{ plf})(2 \text{ brace}) = 28 \text{ lbs}$$

$$\text{Beam Weight } R_U = 1.25(6 \text{ plf})(10) = 75 \text{ lbs}$$

$$\text{Support Reaction} = [(1816)(4) + (16+37+26+28)(2) + 75]/2 = [7263 + 214 + 75]/2 = 3776 \text{ lbs}$$

$$V = 3776 - 26 - 16 - 37 - 1.25(31.5/12)(6 \text{ plf}) = 3677 \text{ lbs}$$

$$M = (3677)(8.25) - (28)26.875 - 53(5.50) - 1816(2.50) - 1.25(6.0/12)(39.75)^2/2 = 24257 \text{ in-lbs}$$

$$f_B = 24257/12.604 = 1925 \text{ psi}$$

$$\phi F_B = (0.85)(1000 \text{ psi})(1.3 C_F)(0.85 C_M)(2.54 K_F)(0.8 \lambda) = 1908 \text{ psi close enough}$$

$$f_V = (3677)(1.50)/25.375 = 217 \text{ psi}$$

$$\phi F_V = (0.75)(180)(0.97 C_M)(2.88 K_F)(0.8 \lambda) = 302 \text{ psi}$$

$$\phi M_N = (30.66)(1908) = 58,502 \text{ in-lbs}$$

$$\phi V_N = (25.375)(302)(2/3) = 5,109 \text{ lbs}$$



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohl
 Date: 5/6/2016
 Subject: Superstructure Capacity
 Page: Page 5 of 7

Diagonal Brace below Deck

2x6 DF No. 1

$$\text{Area} = (1.5)(5.5) = 8.25 \text{ in}^2$$

Compression Capacity

$$L_U = 65.34 \text{ inch}$$

Use depth = 3.0 for consideration of buckling as diagonal is braced by decking

$$\phi P_N = (0.90)(1500)(1.3 C_F)(0.80 C_M)(0.568 C_P)(2.40 K_F)(1.0 \lambda)(8.25) = 15,790 \text{ lbs}$$

Tension Capacity

$$L_U = 65.34 \text{ inch}$$

Use depth = 3.0 for consideration of buckling as diagonal is braced by decking

$$\phi P_N = (0.90)(675)(1.3 C_F)(1.0 C_M)(2.70 K_F)(1.0 \lambda)(8.25) = 17,590 \text{ lbs}$$

Connection Capacity

4-#12x3 WS to each of 3-2x6 deck board

$$\phi V = (0.65)(147 \text{ lbs/screw})(12 \text{ screws})(3.32 K_F)(1.0 \lambda)(0.70 C_M)(1.5/2.16 \text{ penetration}) = 1850 \text{ lbs}$$

$$\text{Brace Angle} = \text{atan}(38/(106.3125/2)) = 35.6 \text{ deg}$$

$$\text{Parallel Force} = \text{Brace Force}[\cos(\text{angle})] = 0.814 \text{ Brace Force}$$

4-#12x3 WS from each of 3-2x6 deck board to 2-3x6

$$0.814 \text{ Brace Force} = 1850$$

Brace Force = 2273 lbs does not govern

$$\text{Perpendicular Force} = \text{Brace Force}[\sin(\text{angle})] = 0.581 \text{ Brace Force}$$

Compression Capacity based on bearing perpendicular to grain =

$$\phi F_{CP} = (0.85)(625)(0.67 C_M)(1.67 K_F)(1.0 \lambda) = 594 \text{ psi}$$

$$\text{Area} = (1.5)(5.5/\sin\theta) = 14.19 \text{ in}^2$$

$$\phi C_{PERP} = 594(14.19) = 8429 \text{ lbs}$$

$$0.581 \text{ Brace Force} = 8429 \text{ lbs}$$

Brace Force = 14508 lbs does not govern

Tension Capacity based on Screw Withdrawal

2-#12x8" and 1-3/8x6 lag screw with 2.5 inch penetration each

$$\text{Withdrawal} = (305 \text{ lb/in per lag})(2.5 \text{ inch penetration}) + (154 \text{ lb/in per screw})(2.5 \text{ inch penetration})(2 \text{ screws}) = 1533 \text{ lbs}$$

Screws are about 27 degrees normal to 2-3x6

$$\text{Withdrawal} = (1533)[\cos(27)] = 1365 \text{ lbs}$$

$$\phi T = (0.65)(1365)(3.32 K_F)(1.0 \lambda)(0.70 C_M)^2 = 1443 \text{ lbs}$$

$$0.581 \text{ Brace Force} = 1443 \text{ lbs}$$

Brace Force = 2484 lbs does not govern

Brace Capacity = 1850 lbs



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohl
 Date: 5/6/2016
 Subject: Superstructure Capacity
 Page: Page 6 of 7

Stringers Acting as Horizontal Truss Chords

2-3x6 DF No. 1 with staggered splices

$$\text{Area} = (2.5)(5.5) = 13.75 \text{ in}^2$$

Compression Capacity

$$L_U = 0.8(106.31) = 85 \text{ inch}$$

Use depth = 3.0 for consideration of buckling as diagonal is braced by decking

$$\phi P_N = (0.90)(1500)(1.1 C_F)(0.80 C_M)(0.693 C_P)(2.40 K_F)(1.0 \lambda)(13.75) = 27,176 \text{ lbs}$$

Tension Capacity

$$\phi P_N = (0.80)(675)(1.3 C_F)(1.0 C_M)(2.70 K_F)(1.0 \lambda)(13.75) = 26,062 \text{ lbs}$$

$$w_{U,DL} = 1.25(8) = 10 \text{ plf}$$

$$M_U = 0.121wL^2 = (0.121)(10/12)(106.31)^2 = 1,140 \text{ in-lbs}$$

$$f_B = 1140/12.604 = 90 \text{ psi}$$

$$\phi F_B = (0.85)(1000 \text{ psi})(1.3 C_F)(0.85 C_M)(2.54 K_F)(1.0 \lambda) = 2386 \text{ psi}$$

Bending and Tension

$$T_U/26062 + 90/2386 = 1.0$$

$$T_U = 25,079 \text{ lbs}$$

Bending and Compression

$$E_{MIN} = 620,000(1.76 K_F)(0.85 \phi_E)(0.9 C_M) = 834,768 \text{ ksi}$$

$$L_U/d = 0.8(106.31)/5.5 = 15.46$$

$$F_{CE} = 0.822(834768)/(15.46)^2 = 2870 \text{ psi} < F_C = 2851 \text{ psi}$$

$$[P_U/27176]^2 + 90/2386(1 - P_U/[(13.75)(2851)]) = 1.0$$

$$P_U = 25655 \text{ lbs}$$

Deck Boards Acting as Horizontal Truss Struts

3-2x6 DF No. 1

$$\text{Area} = (3)(1.5)(5.5) = 24.75 \text{ in}^2$$

Compression Capacity

$$L_U = 38 \text{ inch}$$

$$\phi P_N = (0.90)(1500)(1.1 C_F)(0.80 C_M)(0.34 C_P)(2.40 K_F)(1.0 \lambda)(24.75) = 23,993 \text{ lbs}$$

Tension Capacity

$$\phi P_N = (0.90)(675)(1.3 C_F)(1.0 C_M)(2.70 K_F)(1.0 \lambda)(24.75) = 52,775 \text{ lbs}$$

Connection Capacity

4-#12x3 WS to each of 3-2x6 deck board

$$\phi V = (0.65)(147 \text{ lbs/screw})(12 \text{ screws})(3.32 K_F)(1.0 \lambda)(0.70 C_M)(1.5/2.16 \text{ penetration}) = 1850 \text{ lbs}$$



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohl
 Date: 5/6/2016
 Subject: Superstructure Capacity
 Page: Page 7 of 7

Hanger Rod

5/8" ϕ Threaded Rod ASTM A36

$$\text{Area} = (0.625)^2 \pi / 4 = 0.3068 \text{ in}^2$$

$$\text{Root Diameter} = 0.527 \text{ inch}$$

$$S = \pi (0.527)^3 / 32 = 0.01437 \text{ in}^3$$

$$Z = (0.527)^3 / 6 = 0.0244 \text{ in}^3$$

$$\phi T_N = \phi 0.75 F_U A = (0.80)(0.76)(58 \text{ ksi})(0.3068) = 10.81 \text{ kip}$$

AASHTO LRFD Eqn 6.13.2.10.2-1

$$\phi V_N = \phi 0.75 F_U A = (0.75)(0.38)(58 \text{ ksi})(0.3068) = 5.07 \text{ kip}$$

AASHTO LRFD Eqn 6.13.2.7-2

$$\phi M_N = \phi Z F_Y = 0.90(0.0244)(36) = 0.79 \text{ in-kip}$$

AASHTO LRFD Eqn 6.12.2.2.7-1

$$\phi M_N = 1.6(0.01437)(36) = 0.828 \text{ in-kip}$$

Combined Axial and Moment

$$T_U / \phi T_N + 8M_U / 9\phi M_N < 1.0 \quad \text{for } T_U / \phi T_N > 0.2$$

AASHTO LRFD Eqn 6.8.2.3-1

Combined Tension and Shear

If $T_U / T_N < 0.33$ then

AASHTO LRFD Eqn 6.13.2.11-2

$$\phi T_n = 0.76 A_b F_u \sqrt{1 - \left(\frac{P_u}{\phi R_n} \right)^2}$$

Bearing at Hanger Rod

PL Washer 3x3x1/2

$$\text{Area} = (3)(3) - (0.6875 \text{ hole})^2 \pi / 4 = 8.63 \text{ in}^2$$

$$f_{CP} = 3776 / 8.63 = 438 \text{ psi}$$

$$\phi F_{CP} = (0.85)(625)(0.67 C_M)(1.67 K_F)(0.8 \lambda) = 476 \text{ psi}$$

$$\phi P_N = 476(8.63) = 4108 \text{ lbs}$$

$$Z = (3.00 - 0.6875)(0.50)^3 / 4 = 0.1445 \text{ in}^3$$

$$\phi M_N = (0.90)(0.1445)(36) = 4.683 \text{ in-kips}$$

$$M = PL/4$$

$$\phi P_N = (4)(4.683) / 3 = 6.244 \text{ kips}$$



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohl
 Date: 5/6/2016
 Subject: Superstructure Capacity CBC
 Page: Page 1 of 3

SUPERSTRUCTURE CAPACITY (CBC)

Decking

2x6 pt DF No. 1

$$DL = 4.5 \text{ psf}$$

$$LL = 90 \text{ psf}$$

$$\text{Span} = 48.0 - 2.50 - 2.50 = 43.0 \text{ inch}$$

$$M = [(4.5+90)/12](43.0)^2/8 = 1820 \text{ in-lb/ft}$$

$$V = [(4.5+90)/12](43.0)/2 = 169 \text{ lb/ft}$$

$$A = (12)(1.5) = 18.0 \text{ in}^2/\text{ft}$$

$$S = 12(1.5)^2/6 = 4.50 \text{ in}^3/\text{ft}$$

$$I = 12(1.5)^3/12 = 3.375 \text{ in}^4/\text{ft}$$

$$f_B = 1820/4.5 = 404 \text{ psi}$$

$$F_B = (1000 \text{ psi})(1.15 C_{FU})(1.3 C_F)(0.85 C_M)(1.00 C_D) = 1271 \text{ psi}$$

$$f_V = (169)(1.50)/18.0 = 14.1 \text{ psi}$$

$$F_V = (180)(0.97 C_M)(1.00 C_D) = 175 \text{ psi}$$

$$\Delta_{LL} = (5)(90/12)(43.0)^4/(384)(1,700,000)(0.9 C_M)(3.375) = 0.065 \text{ inch} = L/665$$

Top Horizontal Rail

2x6 pt DF No. 1

Span = 106.31 inch

$$w = 50 \text{ plf} \quad \text{Guardrail Load}$$

$$w = (0.6)(58) = 34.8 \text{ plf} \quad \text{Wind Load does not govern}$$

$$A = (1.5)(5.5) = 8.25 \text{ in}^2$$

$$S = (1.5)(5.5)^2/6 = 7.5625 \text{ in}^3$$

$$M = wL^2/8 = (50/12)(106.31)^2/8 = 5887 \text{ in-lb}$$

$$V = wL/2 = (50/12)(106.31)/2 = 221 \text{ lbs}$$

$$f_B = 5887/7.625 = 772 \text{ psi}$$

$$F_B = (1000 \text{ psi})(1.3 C_F)(0.85 C_M)(1.60 C_D) = 1768 \text{ psi} \quad \text{Braced by 2x4}$$

$$f_V = (221)(1.50)/8.25 = 40 \text{ psi}$$

$$F_V = (180)(0.97 C_M)(1.60 C_D) = 279 \text{ psi}$$

Top Vertical Rail

2x4 pt DF No. 1

Span = 106.31 inch

$$w = 50 \text{ plf} \quad \text{Guardrail Load}$$

$$A = (1.5)(3.5) = 5.25 \text{ in}^2$$

$$S = (1.5)(3.5)^2/6 = 3.06 \text{ in}^3$$

$$M = wL^2/8 = (50/12)(106.31)^2/8 = 5887 \text{ in-lb}$$

$$V = wL/2 = (50/12)(106.31)/2 = 221 \text{ lbs}$$

$$f_B = 5887/3.06 = 1925 \text{ psi}$$

$$F_B = (1000 \text{ psi})(1.5 C_F)(0.85 C_M)(1.60 C_D) = 2040 \text{ psi} \quad \text{Braced by 2x6}$$



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohl
 Date: 5/6/2016
 Subject: Superstructure Capacity CBC
 Page: Page 2 of 3

$$f_v = (221)(1.50)/5.25 = 63 \text{ psi}$$

$$F_v = (180)(0.97 C_M)(1.60 C_D) = 279 \text{ psi}$$

Rail Connection

2#12x3 WS from 2x6 to 4x4 post and 2-#12x3 WS 2x4 to 4x4 Post

$$\text{Shear} = (147 \text{ lbs/screw})(2 \text{ screws})(1.6 C_D)(0.70 C_M)(0.67 C_{EG})(1.5/2.16 \text{ Penetration}) = 153 \text{ lbs} \quad \text{NDS 2012 Table 11L}$$

$$\text{Withdrawal} = (154 \text{ lbs/inch})(1.5)(2 \text{ screws})(1.6 C_D)(0.7 C_M)^2 = 362 \text{ lbs} \quad \text{NDS 2012 Table 11.2B}$$

$$\text{Total} = 153 + 362 = 569 \text{ lbs} > 50(106.31/12) = 443 \text{ lbs}$$

Post

4x4 pt DF No. 1

$$V = (50/12)(106.31) = 443 \text{ lbs} \quad \text{Guardrail Load}$$

$$M = (443)(26) = 11,517 \text{ in-lbs}$$

$$A = (3.5)(3.5) = 12.25 \text{ in}^2$$

$$S = (3.5)(3.5)^2/6 = 7.146 \text{ in}^3$$

$$f_B = 11517/7.146 = 1611 \text{ psi}$$

$$F_B = (1000 \text{ psi})(1.5 C_F)(0.85 C_M)(1.60 C_D) = 2040 \text{ psi}$$

$$f_v = (443)(1.50)/7.25 = 92 \text{ psi}$$

$$F_v = (180)(0.97 C_M)(1.60 C_D) = 279 \text{ psi}$$

Brace

2-2x4 pt DF No. 1

$$\text{Horz Component} = (443)(52)/26 = 886 \text{ lbs} \quad \text{Guardrail Load}$$

$$\text{Axial Load} = 886/\cos(45) = 1253 \text{ lbs}$$

$$A = (1.5)(3.5) = 5.25 \text{ in}^2 \text{ each}$$

$$L_U = 42.0 \text{ inch}$$

$$L/d = 42/1.5 = 28$$

$$C_P = 0.580$$

$$f_C = 1253/(2)(5.25) = 119 \text{ psi}$$

$$F_C = (1500 \text{ psi})(1.15 C_F)(0.80 C_M)(1.60 C_D) (0.580 C_P) = 1280 \text{ psi}$$

Brace Bolts

2-½ inch bolts 18-8 Stainless Steel

Use $F_Y = 30 \text{ ksi}$

$$\text{Allowable Shear} = (1006 \text{ lbs})(2 \text{ bolts})(1.60 C_D)(0.70 C_M)(2.125/3.5 C_\Delta) = 1368 \text{ lbs} > 1253 \text{ lbs}$$

$$T_M = 3.50 \text{ inch} \quad \text{Double Shear}$$

$$T_S = 1.50 \text{ inch}$$

Angle to Grain $\theta = 45 \text{ deg}$

Stringers

2-3x6 pt DF No. 1 with hinge splice located 18 inch from support in either inside or outside 3x6 at each interior span

$$w_{DL} = [(4.5 \text{ psf})(2.0 \text{ trib } W)]/2 \text{ stringers} + 3.4 \text{ plf} = 7.9 \text{ plf} \quad \text{Use } 8.0 \text{ plf each}$$

$$w_{LL} = [(90 \text{ psf})(2.0 \text{ trib } W)]/2 \text{ stringers} = 90 \text{ plf}$$

$$V = 0.62wL = (0.62)(98/12)(106.31) = 538 \text{ lbs}$$

AISC Steel Construction Manual Table 3-23 #40

$$M = 0.121wL^2 = (0.121)(98/12)(106.31)^2 = 11,169 \text{ in-lbs}$$

$$A = (2.5)(5.5) = 13.75 \text{ in}^2$$

$$S = (2.5)(5.5)^2/6 = 12.604 \text{ in}^3$$

$$I = (2.5)(5.5)^3/12 = 34.66 \text{ in}^4$$



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohl
 Date: 5/6/2016
 Subject: Superstructure Capacity CBC
 Page: Page 3 of 3

$$f_B = 11619/12.604 = 886 \text{ psi}$$

$$F_B = (1000 \text{ psi})(1.3 C_F)(0.85 C_M)(1.00 C_D) = 1105 \text{ psi}$$

Braced by deck

$$f_V = (538)(1.50)/13.75 = 58 \text{ psi}$$

$$F_V = (180)(0.97 C_M)(1.00 C_D) = 175 \text{ psi}$$

$$\Delta_{LL} = 0.0097wL^4/EI = 0.0097(90/12)(106.31)^4/(1,700,000)(0.9 C_M)(34.66) = 0.175 \text{ inch} = L/607$$

Floor Beam

4x8 pt DF No. 1
 $w_{DL} = 6 \text{ plf}$

Rail Horizontal Load

$$V = 886 \text{ lbs}$$

$$M = (886)(26.875) = 23,811 \text{ in-lbs}$$

$$P = 886 \text{ lbs}$$

$$A = (3.5)(7.25) = 25.375 \text{ in}^2$$

$$S = (3.5)(7.25)^2/6 = 30.66 \text{ in}^3$$

$$f_A = 886/25.375 = 35 \text{ psi}$$

$$F_A = (675 \text{ psi})(1.2 C_F)(1.0 C_M)(1.60 C_D) = 1296 \text{ psi } \textit{tension}$$

$$f_B = 23,811/30.66 = 777 \text{ psi}$$

$$F_B = (1000 \text{ psi})(1.3 C_F)(0.85 C_M)(1.60 C_D)(0.993 C_L) = 1756 \text{ psi}$$

$L_U = 38 \text{ inch}$

$$f_V = (886)(1.50)/25.375 = 52 \text{ psi}$$

$$F_V = (180)(0.97 C_M)(1.60 C_D) = 279 \text{ psi}$$

DL+LL

$$\text{Stringer Reaction} = 1.22wL = 1.22(98/12)(106.31) = 1059 \text{ lbs}$$

$$\text{Post Reaction} = (3.06 \text{ plf})(50.5/12) = 13 \text{ lbs each}$$

$$\text{Rail Reaction} = (2.06 + 1.31 \text{ plf})(106.31/12) = 30 \text{ lbs ea side}$$

$$\text{Chain Link Reaction} = 0.7 \text{ psf } (3.33)(106.31/12) = 21 \text{ lbs ea side}$$

$$\text{Brace Reaction} = (51/12)(2)(1.31 \text{ plf})(2 \text{ brace}) = 22 \text{ lbs}$$

$$\text{Beam Weight} = (6 \text{ plf})(10) = 60 \text{ lbs}$$

$$\text{Support Reaction} = [(1059)(4) + (13+30+21+22)(2) + 60]/2 = [4236 + 172 + 60]/2 = 2234 \text{ lbs}$$

$$V = 2234 - 22 - 43 - (31.5/12)(6 \text{ plf}) = 2153 \text{ lbs}$$

$$M = (2234)(8.25) - (22)(26.875) - 43(5.50) - 1059(2.50) - (6.0/12)(39.75)^2/2 = 14560 \text{ in-lbs}$$

$$f_B = 14560/12.604 = 1155 \text{ psi}$$

$$F_B = (1000 \text{ psi})(1.3 C_F)(0.85 C_M)(1.00 C_D) = 1105 \text{ psi}$$

$$f_V = (2153)(1.50)/25.375 = 127 \text{ psi}$$

$$F_V = (180)(0.97 C_M)(1.00 C_D) = 175 \text{ psi}$$

Bearing at Hanger Rod

PL Washer 3x3x1/2

$$\text{Area} = (3)(3) - (0.6875 \text{ hole})^2\pi/4 = 8.63 \text{ in}^2$$

$$f_{CP} = 2234/8.63 = 259 \text{ psi}$$

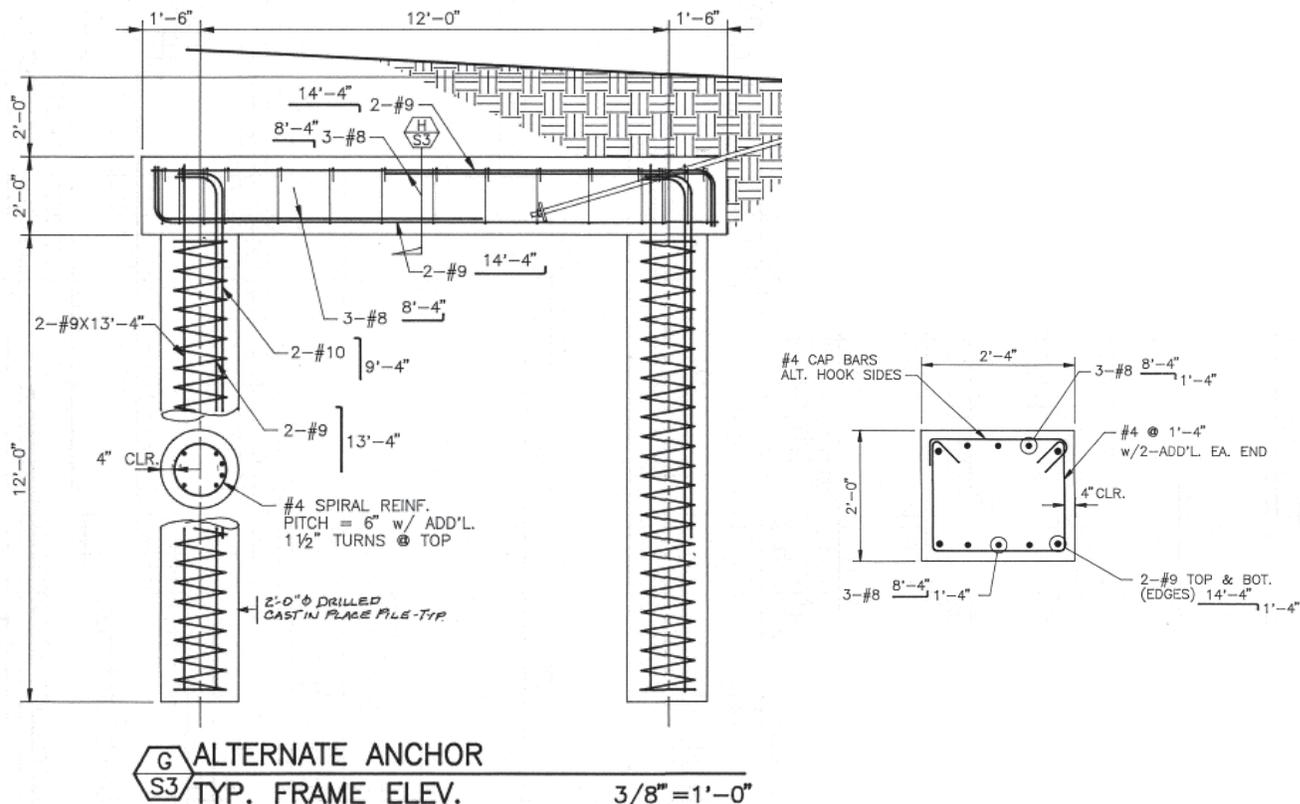
$$F_{CP} = (625)(0.67 C_M)(1.0 C_D) = 419 \text{ psi}$$



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M.Pohll
 Date: 5/6/2016
 Subject: Substructure Capacity
 Page: Page 1 of 8

SUBSTRUCTURE CAPACITY (LRFD)

Main Cable Anchorage



Anchor Reactions

Cable Force = 55.69 kip
 Horizontal = 53.65 kip 1.25DL+1.75LL
 Vertical = 14.85 kip

Backspan Anchor Bar

1.375" inch diameter A36 Threaded Rod
 Area = $(1.375)^2\pi/4 = 1.484 \text{ in}^2$
 $\phi R_N = (0.80)(0.76)(1.484)(58) = 52.3 \text{ kips}$
 D/C = 1.06

AASHTO LRFD Eqn 6.13.2.10.2-1

Anchor Bar Bearing Plate

PL 6x6x3/4
 Bearing Area = $(6)^2 - (1.50)^2\pi/4 = 34.23 \text{ in}^2$
 $\phi P_N = \phi 0.85f_c A_1 \sqrt{A_2/A_1} = 0.70(0.85)(3.0)(34.23)(2) = 122 \text{ kips}$
 D/C = 0.46

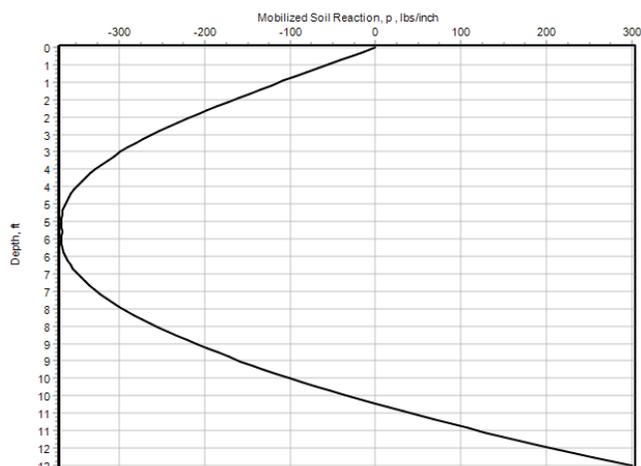
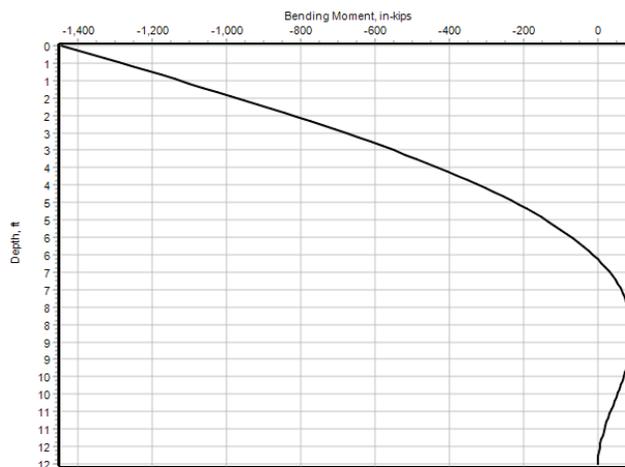
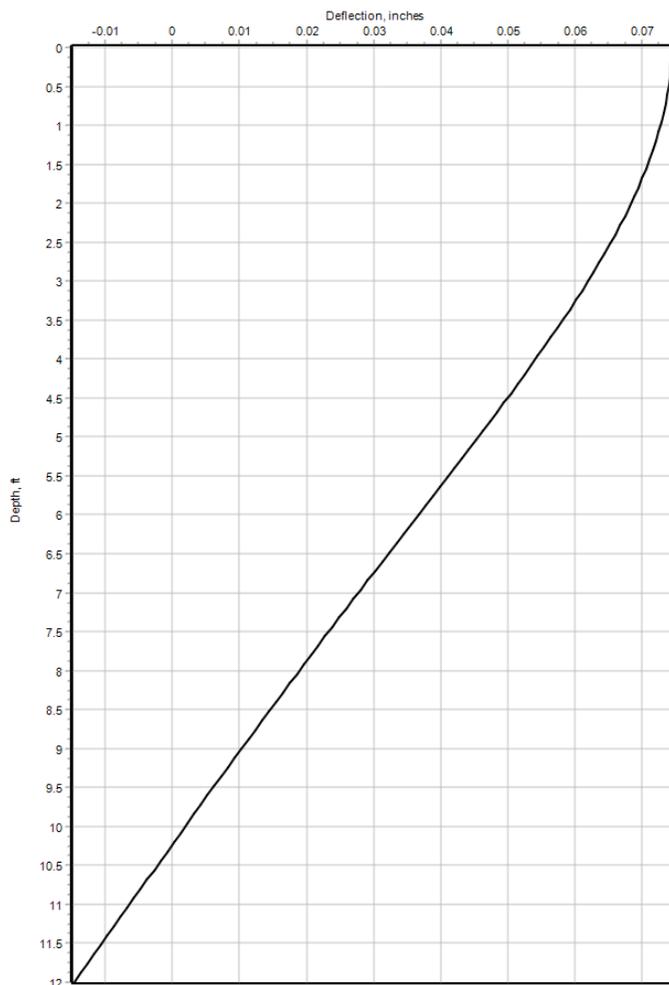
AASHTO LRFD Eqn 5.7.5-1

Pile Analysis

Use L-Pile to determine pile displacement and pile moments.
 Soil data not available at site, but use soil data from Fugro Consultants, Inc. report for adjacent Bridge Street Bridge.
 Use one layer of API Sand
 $\gamma = 100 \text{ pcf}$
 $\phi = 35 \text{ deg}$
 $k = 0$
 Use 24 inch concrete pile (elastic) x 12 ft deep pile with fixed head and $E = 3605 \text{ ksi}$ for $f_c = 3000 \text{ psi}$



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohl
 Date: 5/6/2016
 Subject: Substructure Capacity
 Page: Page 2 of 8



Pile Capacity

Self Weight Cap = $(15.0)(2.33)(2)(0.15) = 10.5 \text{ kip} = 2.10 \text{ plf}$

Self Weight Pile = $(12)(0.15)\pi(2)^2/4 = 5.65 \text{ kip}$

Soil over Cap = $(2.0)(2.33)(0.12)(15) = 8.4 \text{ kip} = 0.56 \text{ plf}$

Pile Load Due to Overturning = $53.65(6.0 \text{ ft to zero moment})/12 = \pm 26.8 \text{ kip}$

Pile Loads Due to Uplift Near Tower = $(10/12)(14.85) = 12.4 \text{ kip}$

Pile Loads Due to Uplift Away from Tower = $(2/12)(14.85) = 2.5 \text{ kip}$

Load Combinations

0.9DL + Anchorage Forces for Maximum Uplift

1.2DL + Anchorage Forces for Maximum Compression

$P_U \text{ Near Tower} = 1.2(10.5/2 + 5.65 + 8.4/2) - 12.4 + 26.8 = 1.2(15.1) - 12.4 + 26.8 = 32.5 \text{ kips down}$

$P_U \text{ Away from Tower} = 0.9(10.5/2 + 5.65 + 8.4/2) - 2.5 - 26.8 = 0.9(15.1) - 2.5 - 26.8 = 15.7 \text{ kips up}$



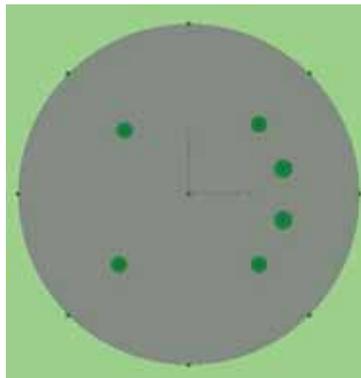
Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohl
 Date: 5/6/2016
 Subject: Substructure Capacity
 Page: Page 3 of 8

Pile Properties

$F_C = 3,000$ psi
 $F_Y = 60,000$ psi
 #4 spiral at 6" pitch at 4" clearance
 #9 total 4 plus 2-#10 at tension side

Rebar Locations (in)

Bar 1	4.904, 4.904
Bar 2	-4.489, 4.489
Bar 3	-4.904, -4.904
Bar 4	4.904, -4.904
Bar 5	6.631, 1.777
Bar 6	6.631, -1.777



Bars 1-4 are #9
 Bars 5-6 are #10

$M_U = 1450$ in-kip

$\phi M_N = 0.9(1750) = 1575$ in-kip at $P_U = 15.7$ kips tension $D/C = 0.92$

$\phi M_N = (0.9)(2000) = 1800$ in-kip at $P_U = 32.5$ kips compression

$V_U = 26.83$ kip

$\phi V_C = \phi(2(1-N_U/500A_G)\sqrt{f_{cb}}d) = (0.75)(2)[1-24700/(500)(452)](\sqrt{3000})(24)(0.8)(24)/1000 = 33.7$ kip *ACI 318 Eqn 11-8*

$D/C = 0.71$

Pile Geotechnical Capacity

Assume ultimate skin friction = 750 psf

CBC Section 1810.3.3.1.5

$\phi P_N = (2)(\pi)(12)(0.750) = 56.5$ kip

$D/C = 32.5/56.5 = 0.58$

Cap Beam

28"W x 24"D

#4 stirrups at 16" at 4" clear

2-#9 and 3-#8 bars

$M_U = 1450$ in-kip

$V_U = 26.8 - 2.47 - 1.2(5.25+4.2) + 1.2(2.10+0.56)10 = 26.8 - 2.47 - 11.4 + 17.39 = 35.26$ kip

$A_S = (2)(1.0) + 3(0.79) = 4.37$ in²

$a = (60)(4.37)/(0.85)(3)(28) = 3.67$ in

$d_1 = 24.0 - 4.0 - 0.5 - 0.5 = 19.0$ inch

$d_2 = 24.0 - 4.0 - 0.5 - 1.128/2 = 18.94$ inch

$M_N = (2.0)(60)(18.94-3.67/2) + (2.37)(60)(19.0-3.67/2) = 2053 + 2441 = 4494$ in-kips

$\phi M_N = (0.90)(4494) = 4045$ in-kip $D/C = 1450/4045 = 0.36$

$\phi V_N = (0.75)(2)(\sqrt{3000})(28)(18.94) = 43.57$ kips $D/C = 0.81$

$A_{V_{MIN}} = 50(28)(14)/60000 = 0.33$ in² < 0.40 in²

#9 Hook Embed = 17 inch



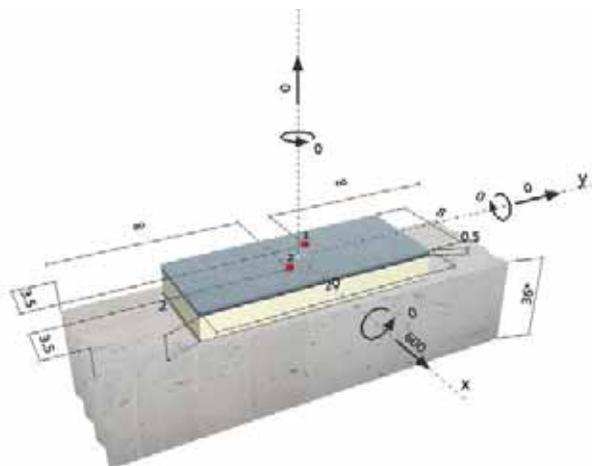
Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M.Pohll
 Date: 5/6/2016
 Subject: Substructure Capacity
 Page: Page 4 of 8

Epoxied Anchor Bolts at Tower

2-5/8 inch bolts set in epoxy
 Assume 2 inch Grout

Analysis per Hilti Profis

Shear Capacity = 618 lbs



4 Shear load

	Load V_{ult} [lb]	Capacity ϕV_n [lb]	Utilization $\phi_v = V_{ult}/\phi V_n$	Status
Steel Strength*	300	4718	7	OK
Steel failure (with lever arm)*	300	309	98	OK
Pryout Strength (Bond Strength controls)**	600	8485	8	OK
Concrete edge failure in direction x+**	600	2106	29	OK

* anchor having the highest loading **anchor group (relevant anchors)

4.1 Steel Strength

$V_{ult} = (0.6 A_{se,V} f_{da})$ refer to ICC-ES ESR-3187
 $\phi V_{steel} = V_{ult}$ ACI 318-08 Eq. (D-2)

Variables

$A_{se,V}$ [in. ²]	f_{da} [psi]	$(0.6 A_{se,V} f_{da})$ [lb]
0.23	72500	9830

Calculations

V_{ult} [lb]
 9830

Results

V_{ult} [lb]	ϕ_{steel}	ϕ_{sp}	ϕV_{ult} [lb]	V_{ult} [lb]
9830	0.600	0.900	4718	300

4.2 Steel failure (with lever arm)

$V_n^M = \frac{\alpha_M \cdot M_n}{L_o}$ bending equation for stand-off
 $M_n = M_n^c \left(1 - \frac{N_{ult}}{\phi N_{sa}} \right)$ resultant flexural resistance of anchor
 $M_n^c = (1.2) (S) (f_{t,min})$ characteristic flexural resistance of anchor
 $\left(1 - \frac{N_{ult}}{\phi N_{sa}} \right)$ reduction for tensile force acting simultaneously with a shear force on the anchor
 $S = \frac{\pi (d)^3}{32}$ elastic section modulus of anchor bolt at concrete surface
 $L_o = z + (n)(d_o)$ internal lever arm adjusted for spalling of the surface concrete
 $\phi V_n^M \geq V_{ult}$ ACI 318-08 Eq. (D-2)

Variables

α_M	$f_{t,min}$ [psi]	N_{sa} [lb]	ϕN_{sa} [lb]	z [in.]	n	d_o [in.]
1.00	72500	0	10650	2.250	0.500	0.625

Calculations

M_n^c [in.lb]	$\left(1 - \frac{N_{ult}}{\phi N_{sa}} \right)$	M_n [in.lb]	L_o [in.]
1318.655	1.000	1318.655	2.563

Results

V_n^M [lb]	ϕ_{steel}	ϕV_n^M [lb]	V_{ult} [lb]
515	0.600	309	300



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M.Pohll
 Date: 5/6/2016
 Subject: Substructure Capacity
 Page: Page 5 of 8

4.3 Pryout Strength (Bond Strength controls)

$$V_{cpg} = k_{cp} \left[\left(\frac{A_{Na}}{A_{Na0}} \right) \psi_{ec1,Na} \psi_{ec2,Na} \psi_{ed,Na} \psi_{cp,Na} N_{ba} \right] \quad \text{ACI 318-11 Eq. (D-41)}$$

$$\phi V_{cpg} \geq V_{ua} \quad \text{ACI 318-11 Table (D.4.1.1)}$$

$$A_{Na} \text{ see ACI 318-11, Part D.5.5.1, Fig. RD.5.5.1(b)}$$

$$A_{Na0} = (2 C_{Na})^2 \quad \text{ACI 318-11 Eq. (D-20)}$$

$$C_{Na} = 10 d_a \sqrt{\frac{\tau_{uncr}}{1100}} \quad \text{ACI 318-11 Eq. (D-21)}$$

$$\psi_{ec,Na} = \left(\frac{1}{1 + \frac{e_N}{C_{Na}}} \right) \leq 1.0 \quad \text{ACI 318-11 Eq. (D-23)}$$

$$\psi_{ed,Na} = 0.7 + 0.3 \left(\frac{C_{a,min}}{C_{ac}} \right) \leq 1.0 \quad \text{ACI 318-11 Eq. (D-25)}$$

$$\psi_{cp,Na} = \text{MAX} \left(\frac{C_{a,min}}{C_{ac}}, \frac{C_{Na}}{C_{ac}} \right) \leq 1.0 \quad \text{ACI 318-11 Eq. (D-27)}$$

$$N_{ba} = \lambda_a \cdot \tau_{k,c} \cdot \pi \cdot d_a \cdot h_{ef} \quad \text{ACI 318-11 Eq. (D-22)}$$

Variables

k_{cp}	$\tau_{k,c,uncr}$ [PSI]	d_a [in.]	h_{ef} [in.]	$C_{a,min}$ [in.]
2	1701	0.625	5.000	3.500
$\tau_{k,c}$ [PSI]	$e_{c1,N}$ [in.]	$e_{c2,N}$ [in.]	C_{ac} [in.]	λ_a
957	0.000	0.000	7.752	1.000

Calculations

C_{Na} [in.]	A_{Na} [in. ²]	A_{Na0} [in. ²]	$\psi_{ed,Na}$
7.736	184.73	239.40	0.836
$\psi_{ec1,Na}$	$\psi_{ec2,Na}$	$\psi_{cp,Na}$	N_{ba} [lb]
1.000	1.000	1.000	9398

Results

V_{cpg} [lb]	$\phi_{concrete}$	ϕV_{cpg} [lb]	V_{ua} [lb]
12121	0.700	8485	600

4.4 Concrete edge failure in direction x+

$$V_{cbg} = \left(\frac{A_{Vc}}{A_{Vc0}} \right) \psi_{ec,V} \psi_{ed,V} \psi_{c,V} \psi_{h,V} \psi_{parallel,V} V_b \quad \text{ACI 318-08 Eq. (D-22)}$$

$$\phi V_{cbg} \geq V_{ua} \quad \text{ACI 318-08 Eq. (D-2)}$$

$$A_{Vc} \text{ see ACI 318-08, Part D.6.2.1, Fig. RD.6.2.1(b)}$$

$$A_{Vc0} = 4.5 c_{a1}^2 \quad \text{ACI 318-08 Eq. (D-23)}$$

$$\psi_{ec,V} = \left(\frac{1}{1 + \frac{2e_V}{3c_{a1}}} \right) \leq 1.0 \quad \text{ACI 318-08 Eq. (D-26)}$$

$$\psi_{ed,V} = 0.7 + 0.3 \left(\frac{C_{a2}}{1.5c_{a1}} \right) \leq 1.0 \quad \text{ACI 318-08 Eq. (D-28)}$$

$$\psi_{h,V} = \sqrt{\frac{1.5c_{a1}}{h_a}} \geq 1.0 \quad \text{ACI 318-08 Eq. (D-29)}$$

$$V_b = \left(7 \left(\frac{l_e}{d_a} \right)^{0.2} \sqrt{d_a} \right) \lambda \sqrt{f_c} c_{a1}^{1.5} \quad \text{ACI 318-08 Eq. (D-24)}$$

Variables

c_{a1} [in.]	c_{a2} [in.]	e_{cV} [in.]	$\psi_{c,V}$	h_a [in.]
3.500	-	0.000	1.000	36.000
l_e [in.]	λ	d_a [in.]	f_c [PSI]	$\psi_{parallel,V}$
5.000	1.000	0.625	3000	1.000

Calculations

A_{Vc} [in. ²]	A_{Vc0} [in. ²]	$\psi_{ec,V}$	$\psi_{ed,V}$	$\psi_{h,V}$	V_b [lb]
55.13	55.13	1.000	1.000	1.000	3008

Results

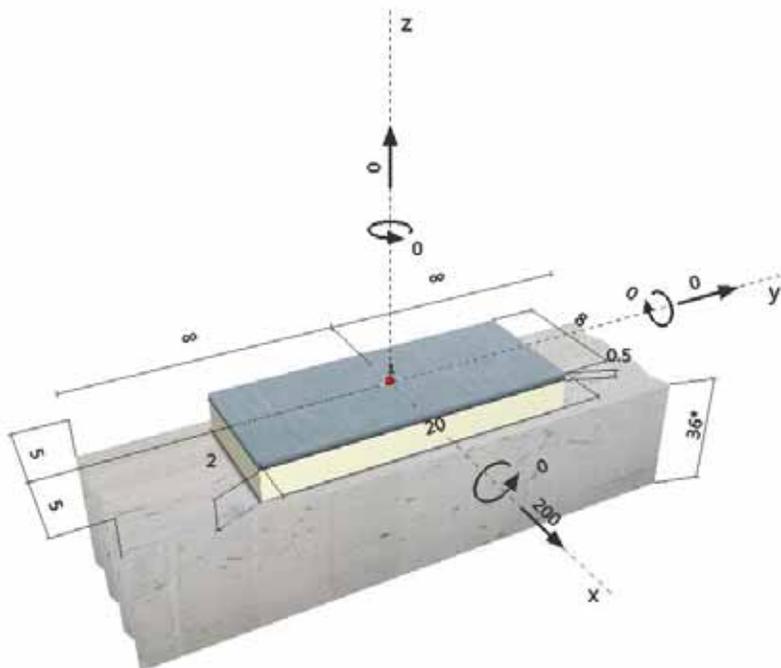
V_{cbg} [lb]	$\phi_{concrete}$	ϕV_{cbg} [lb]	V_{ua} [lb]
3008	0.700	2106	600



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M. Pohll
 Date: 5/6/2016
 Subject: Substructure Capacity
 Page: Page 6 of 8

1/2" dia Anchor Bolts at Tower

Assume 5 inch embedment and 2 inch grout
 Shear Capacity = 222 lbs



4 Shear load

	Load V_{sa} [lb]	Capacity ϕV_s [lb]	Utilization $\rho_u = V_{sa}/\phi V_s$	Status
Steel Strength*	200	2570	8	OK
Steel failure (with lever arm)*	200	222	91	OK
Pryout Strength**	200	12345	2	OK
Concrete edge failure in direction x***	200	3216	7	OK

* anchor having the highest loading **anchor group (relevant anchors)

4.1 Steel Strength

$V_{sa} = 0.6 A_{sa} V_{tsa}$ ACI 318-08 Eq. (D-20)
 $\phi V_{steel} = V_{sa}$ ACI 318-08 Eq. (D-2)

Variables

A_{sa} [in ²]	f_{tsa} [psi]
0.14	58000

Calculations

V_{sa} [lb]
4942

Results

V_{sa} [lb]	ϕ_{steel}	ϕ_{sa}	ϕV_{sa} [lb]	V_{sa} [lb]
4942	0.650	0.800	2570	200

4.2 Steel failure (with lever arm)

$V_s^w = \frac{\sigma_w M_s}{L_s}$ bending equation for stand-off
 $M_s = M_s^c \left(1 - \frac{N_{sa}}{\phi N_{sa}}\right)$ resultant flexural resistance of anchor
 $M_s^c = (1.2) (S) (f_{c,rem})$ characteristic flexural resistance of anchor
 $\left(1 - \frac{N_{sa}}{\phi N_{sa}}\right)$ reduction for tensile force acting simultaneously with a shear force on the anchor
 $S = \frac{\pi(d)^3}{32}$ elastic section modulus of anchor bolt at concrete surface
 $L_s = z + (n)(d_s)$ internal lever arm adjusted for spalling of the surface concrete
 $\phi V_s^w \geq V_{sa}$ ACI 318-08 Eq. (D-2)

Variables

σ_w	$f_{c,rem}$ [psi]	N_{sa} [lb]	ϕN_{sa} [lb]	z [in.]	n	d_s [in.]
1.00	58000	0	6177	2.250	0.500	0.500

Calculations

M_s^c [in.lb]	$\left(1 - \frac{N_{sa}}{\phi N_{sa}}\right)$	M_s [in.lb]	L_s [in.]
654.120	1.000	654.120	2.500

Results

V_s^w [lb]	ϕ_{steel}	ϕV_s^w [lb]	V_{sa} [lb]
342	0.650	222	200



Project Name: Arroyo Grande Pedestrian Bridge
 Project No.: A03-300
 Engineer: M.Pohll
 Date: 5/6/2016
 Subject: Substructure Capacity
 Page: Page 7 of 8

4.3 Pryout Strength

$$V_{cp} = K_{cp} \left[\left(\frac{A_{Nc}}{A_{Ncd}} \right) \psi_{ed,N} \psi_{c,N} \psi_{cp,N} N_b \right] \quad \text{ACI 318-08 Eq. (D-30)}$$

$$\phi V_{cp} \geq V_{ua} \quad \text{ACI 318-08 Eq. (D-2)}$$

A_{Nc} see ACI 318-08, Part D.5.2.1, Fig. RD.5.2.1(b)

$$A_{Ncd} = 9 h_{ef}^2 \quad \text{ACI 318-08 Eq. (D-6)}$$

$$\psi_{ec,N} = \left(\frac{1}{1 + \frac{2 e_{c1,N}}{3 h_{ef}}} \right) \leq 1.0 \quad \text{ACI 318-08 Eq. (D-9)}$$

$$\psi_{ed,N} = 0.7 + 0.3 \left(\frac{c_{a,min}}{1.5 h_{ef}} \right) \leq 1.0 \quad \text{ACI 318-08 Eq. (D-11)}$$

$$\psi_{cp,N} = \text{MAX} \left(\frac{c_{a,min}}{c_{ac}}, \frac{1.5 h_{ef}}{c_{ac}} \right) \leq 1.0 \quad \text{ACI 318-08 Eq. (D-13)}$$

$$N_b = K_c \lambda \sqrt{f'_c} h_{ef}^{1.5} \quad \text{ACI 318-08 Eq. (D-7)}$$

Variables

K_{cp}	h_{ef} [in.]	$e_{c1,N}$ [in.]	$e_{c2,N}$ [in.]	$c_{a,min}$ [in.]
2	5.000	0.000	0.000	5.000
$\psi_{c,N}$	c_{ac} [in.]	K_c	λ	f'_c [psi]
1.000	-	24	1	3000

Calculations

A_{Nc} [in. ²]	A_{Ncd} [in. ²]	$\psi_{ec1,N}$	$\psi_{ec2,N}$	$\psi_{ed,N}$	$\psi_{cp,N}$	N_b [lb]
150.00	225.00	1.000	1.000	0.900	1.000	14697

Results

V_{cp} [lb]	$\phi_{concrete}$	ϕV_{cp} [lb]	V_{ua} [lb]
17636	0.700	12345	200

4.4 Concrete edge failure in direction x+

$$V_{cb} = \left(\frac{A_{Vc}}{A_{Vcd}} \right) \psi_{ed,V} \psi_{c,V} \psi_{h,V} \psi_{parallel,V} V_b \quad \text{ACI 318-08 Eq. (D-21)}$$

$$\phi V_{cb} \geq V_{ua} \quad \text{ACI 318-08 Eq. (D-2)}$$

A_{Vc} see ACI 318-08, Part D.6.2.1, Fig. RD.6.2.1(b)

$$A_{Vcd} = 4.5 c_{a1}^2 \quad \text{ACI 318-08 Eq. (D-23)}$$

$$\psi_{ec,V} = \left(\frac{1}{1 + \frac{2 e_{c1,V}}{3 c_{a1}}} \right) \leq 1.0 \quad \text{ACI 318-08 Eq. (D-26)}$$

$$\psi_{ed,V} = 0.7 + 0.3 \left(\frac{c_{a2}}{1.5 c_{a1}} \right) \leq 1.0 \quad \text{ACI 318-08 Eq. (D-28)}$$

$$\psi_{h,V} = \sqrt{\frac{1.5 c_{a1}}{h_a}} \geq 1.0 \quad \text{ACI 318-08 Eq. (D-29)}$$

$$V_b = \left(7 \left(\frac{l_e}{d_a} \right)^{0.2} \sqrt{d_a} \right) \lambda \sqrt{f'_c} c_{a1}^{1.5} \quad \text{ACI 318-08 Eq. (D-24)}$$

Variables

c_{a1} [in.]	c_{a2} [in.]	$e_{c1,V}$ [in.]	$\psi_{c,V}$	h_a [in.]
5.000	-	0.000	1.000	36.000
l_e [in.]	λ	d_a [in.]	f'_c [psi]	$\psi_{parallel,V}$
4.000	1.000	0.500	3000	1.000

Calculations

A_{Vc} [in. ²]	A_{Vcd} [in. ²]	$\psi_{ec,V}$	$\psi_{ed,V}$	$\psi_{h,V}$	V_b [lb]
112.50	112.50	1.000	1.000	1.000	4594

Results

V_{cb} [lb]	$\phi_{concrete}$	ϕV_{cb} [lb]	V_{ua} [lb]
4594	0.700	3216	200

(1/7)

Specific Elements to Inspect

1. Verify the number of Panels is what is shown in As-Built (16 total). (Detail A/S1) ✓

North end panel = 8'-8" ±, all others ✓
 ①-② only

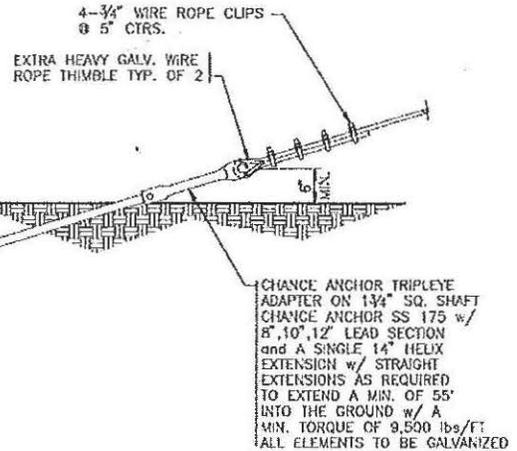
2. Locate broken/bent hanger rods on plan and which ones have retrofits?

□ Please compare notes with the Plan drawing provided in the Quincy Proposal Response.
 start pics: N end W. side ⑥ - broken @ FB; ④ - fractured above FB @ threads - diff. vintage
 - repaired w/ coated metal wire ~ 1/8" Dia.

3. Can you tell if AB Chance Anchors (Detail E/S2) were used or Pile bent (G/S3) was used?

□ You might be able to see if the Chance Anchor Tripleye Adapter on 1 3/4" QS Shaft is used--see first image below. OR, if the Alt detailed is used, then it might be a smaller eye nut--see second image below.

X - not present on South side
 X - not present on North side



Eye nut & Threaded Rod
 match



E
S2 CHANCE ANCHOR ATTACHMENT

3/4" = 1'-0"

2. (cont.) W side:
- ⑤ large bend to south
 - ⑩ large bend to south (> ⑤)
 - ⑪ fractured @ top FB @ rod threads. slight bend to south above lower bracket
 lower cable bracket is wearing into rail post - post near split
 repair is with 1/4" galv. rope w/ dead horse saddles + turnbuckles
 - ⑫ fractured just below lower main cable bracket. Remaining rod bent to S.
 Drilled hole in FB concentric/nice. Lower bracket bearing hard on post
 Rod loop on upper main cable bracket has shifted to the south
~~No repair present~~ Additional timber kicker added over top of lower cable
 - ⑬ hanger rod bowed (smooth curve/no kinks) to the south
 top of rod approx. 4" ± to south of top FB, and 4-7" to top cable

2.

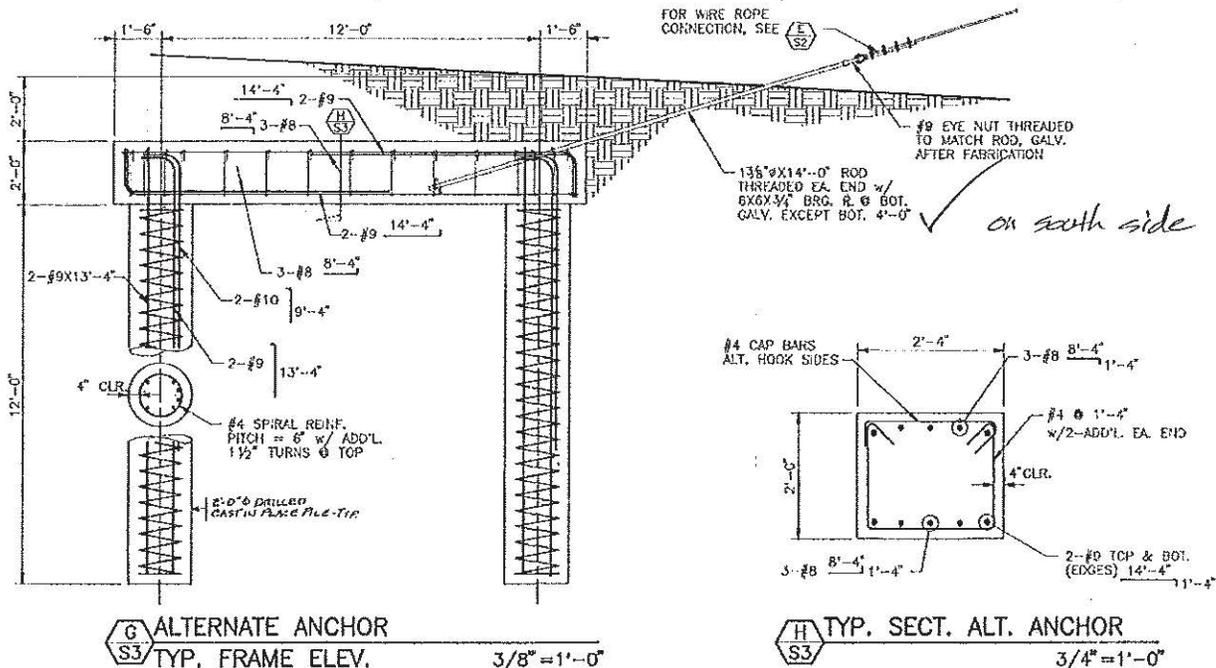
West side :

- (14) very slight bend to S, nearly straight, - offset $2\frac{1}{2}''$ over $4'-4''$
 paint wear on rod on south kicker FB to rail top
- (15) top offset to south $\rightarrow 3''$ over $4'-4''$ top FB to rail top

East side :

- (2) rod offset out and to the north $3'' \pm$ FB - Rail tops
- (3) " north $\times 2'' \pm$, east $\times 1'' \pm$ est. observation
- (4) very slight bend south offset $< 1''$
- (5) slight rod bend to NE, lower main cable bracket hard brg on post and older upper kicker
- (6) kink between FB and lower main bracket, lower bracket brg hard on post
- (7) slight to NE, brg hard on bolts from post
- (8) "
- (9) too short to tell
- (10) slight to south, cannot field measure
- (11) "S" bending between cable brackets / both bracket brg hard on post / rod not brg on ^{upper} cable
 supplemented w/ $\frac{1}{4}''$ Galv. rope saddles, thimbles
- (12) bent to south between brackets - lower bracket brg on kicker.
 lower cable brg on upper kicker - cut in
- (13) bent to S. offset = $2'' \pm$. Bottom cable bearing hard on post - wearing in
- (14) " curved between lower bracket and FB - straight between brackets offset = $2'' \pm$
- (15) " " offset = $1\frac{1}{4}''$

Arroyo Grande Swinging Bridge Inspection



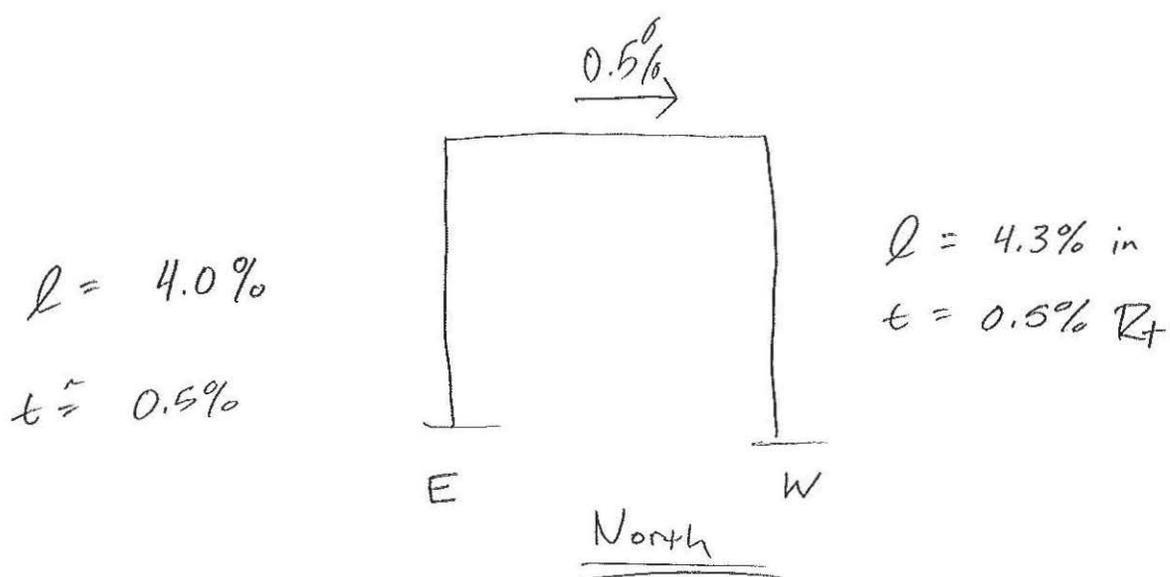
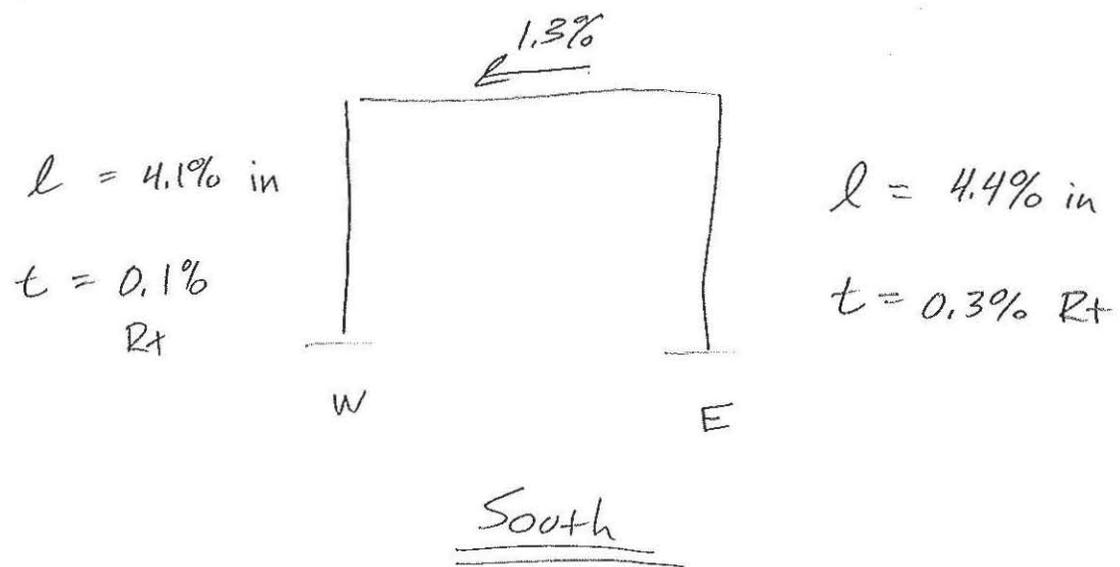
4. Obtain dimensions of steel frame tower (C/S3) sufficient to model, draw and/or calculate.

- Verify As-Built dimensions.
- Obtain missing stiffener Plate thickness & its approx. weld size. *3/8" w/ 11" legs & coped corner field weld (?)*
- Obtain element sizes for the sign hanging strut and its connections.

see As-Builts -unreliable for bracing

Tower Plumb

- looking towards center from each end



Arroyo Grande Swinging Bridge Inspection

5. Observe the main cable integrity on top of the tower. Take photos at each four location for documentation.

South Tower - good, no signs slippage
 North Tower same

6. Measure main cable diameter, vertical rod diameter.

Main Cable - 3/4" ϕ steel wire rope - left-twist - no splices
 Rods - 3/8" ϕ smooth w/ threads @ base

7. Measure retrofitted/repaired vertical connection and member sizes at the broken rod locations.

w/ rod notes. Repairs are unreliable

8. How is C3x4.1 connected to Pipe column (C/S3)? Take picture.

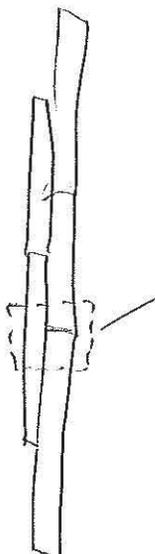
welded w/ 2" OD pipes - see As-Builts for Geometry

9. Determine anchorage details for steel frame tower. Take pictures.

✓ see As-Builts, minimal for shear
 no rotation resistance

10. Verify dimensions and member sizes and connections of typical frame (B/S3).

✓



stringer splice arrangement

11. Measure distance from centerline of hole in floor beam (B/S3) for rod to face of 4x4 post. Take picture with measurement if possible.

1 1/4" ϕ to post face

12. Determine interconnection of 2-3x6 stringers so we can determine tensile strength of this chord element and bending strength of spliced 2-3x6. How many 1/2" bolts are there between splices. Lap splice seems complicated. Take pictures. See if you can get pictures from below--suggest zooming in and/or using flash to make connections at bottom view visible. • stringers doubled up w/ staggered splices

(2) 1/2" ϕ bolts each side of splice

(1) screw through stringer bracket each side of splice it

13. Verify number and size of fasteners at diagonal connections (D/S2)

1 screw / deck board

Diagonals connected to stringers
 with lag screws

Arroyo Grande Swinging Bridge Inspection

14. I created CAD detail of detail F/S2 and it seemed like there was not room to install all the plates and bolts in the space provided between 4x4 rail post and centerline of rod. Is this the case? Was the rod bent to install all these connections? Take picture. How close are cables to rail post brace? Take pictures with measuring tape.

Not enough room. hangers bent

15. Verify hanger spacings per A/S2

✓ one shorter bay on NS

16. Can you get some pictures of abutments and try to decide where we can excavate to determine footing dimensions.

*South side preferred - handrods
North side too built-up/developed*

17. Measure height and slope of rail post brace vs floor beam, so we can draw it up and find interferences with draped cable.

Approx. 43° - kicker clipped on both cables

18. Has the cable cut any members when the hangers broke?

many timber posts have wear

19. Observe for any other deficiencies that might have been missed.

20. If time allows, please take photos of each connection and document it so that we can match the photo number to the connection naming convention in As-Built sheet S2. Suggest starting from South end, with "P1 Lt" for Panel 1 Left, up to P16 Rt for Panel Right.

Lower cable

⑨ - ⑩ on FB, supported from below
w/ channel saddle - brg connection

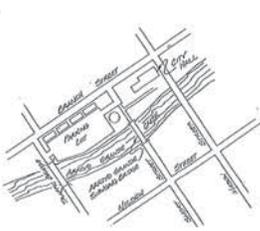
Visible corrosion on main cable / channels
on each saddle location

CABLE SUPPORTED PEDESTRIAN SWINGING BRIDGE IN THE CITY OF ARROYO GRANDE

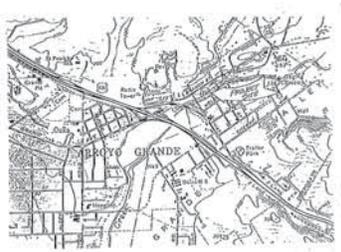
ABBREVIATIONS

9'	ft
10'	ft
12'	ft
15'	ft
20'	ft
25'	ft
30'	ft
35'	ft
40'	ft
45'	ft
50'	ft
55'	ft
60'	ft
65'	ft
70'	ft
75'	ft
80'	ft
85'	ft
90'	ft
95'	ft
100'	ft
110'	ft
120'	ft
130'	ft
140'	ft
150'	ft
160'	ft
170'	ft
180'	ft
190'	ft
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760'	ft
770'	ft
780'	ft
790'	ft
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810'	ft
820'	ft
830'	ft
840'	ft
850'	ft
860'	ft
870'	ft
880'	ft
890'	ft
900'	ft
910'	ft
920'	ft
930'	ft
940'	ft
950'	ft
960'	ft
970'	ft
980'	ft
990'	ft
1000'	ft

PROJECT MAP



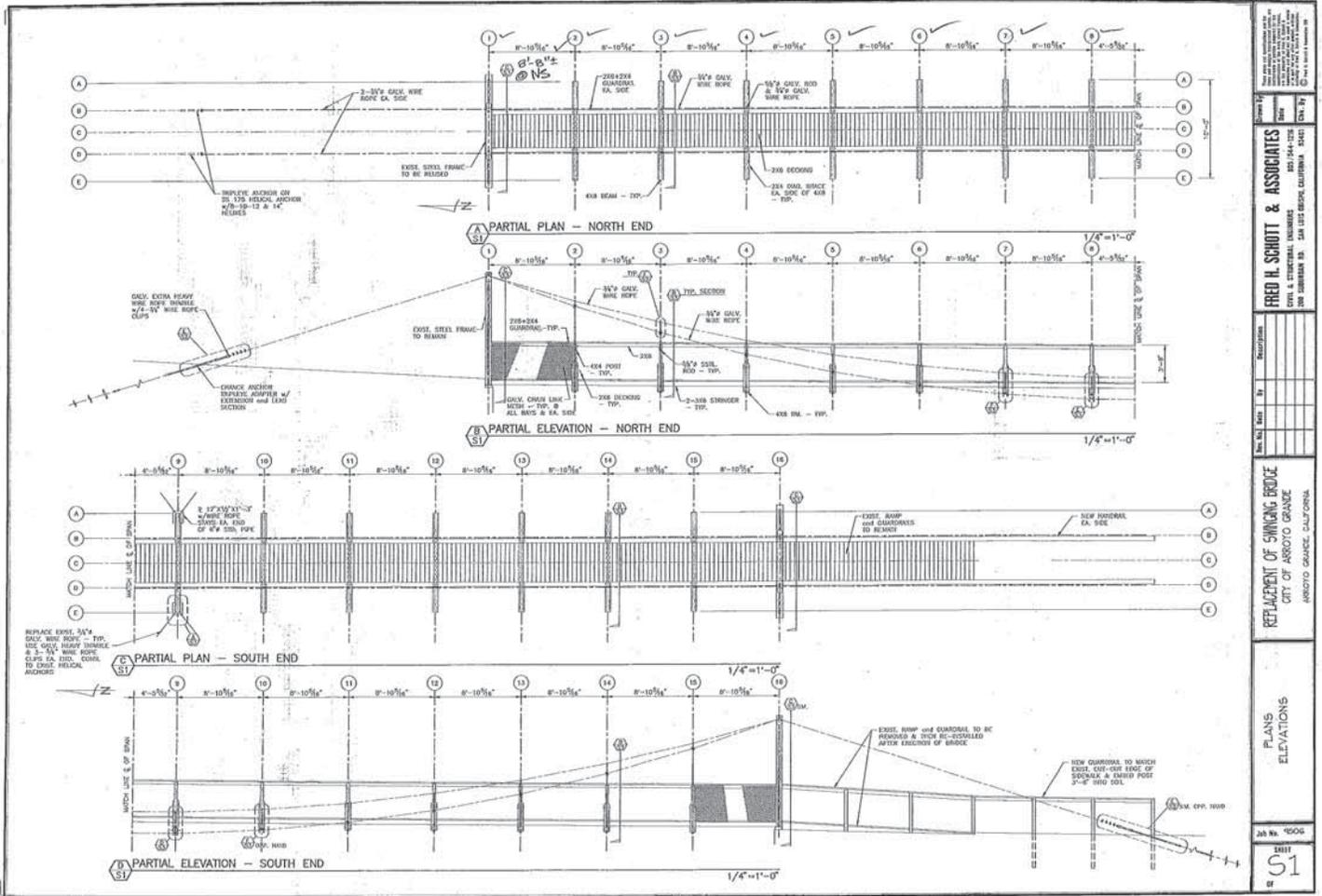
VICINITY MAP

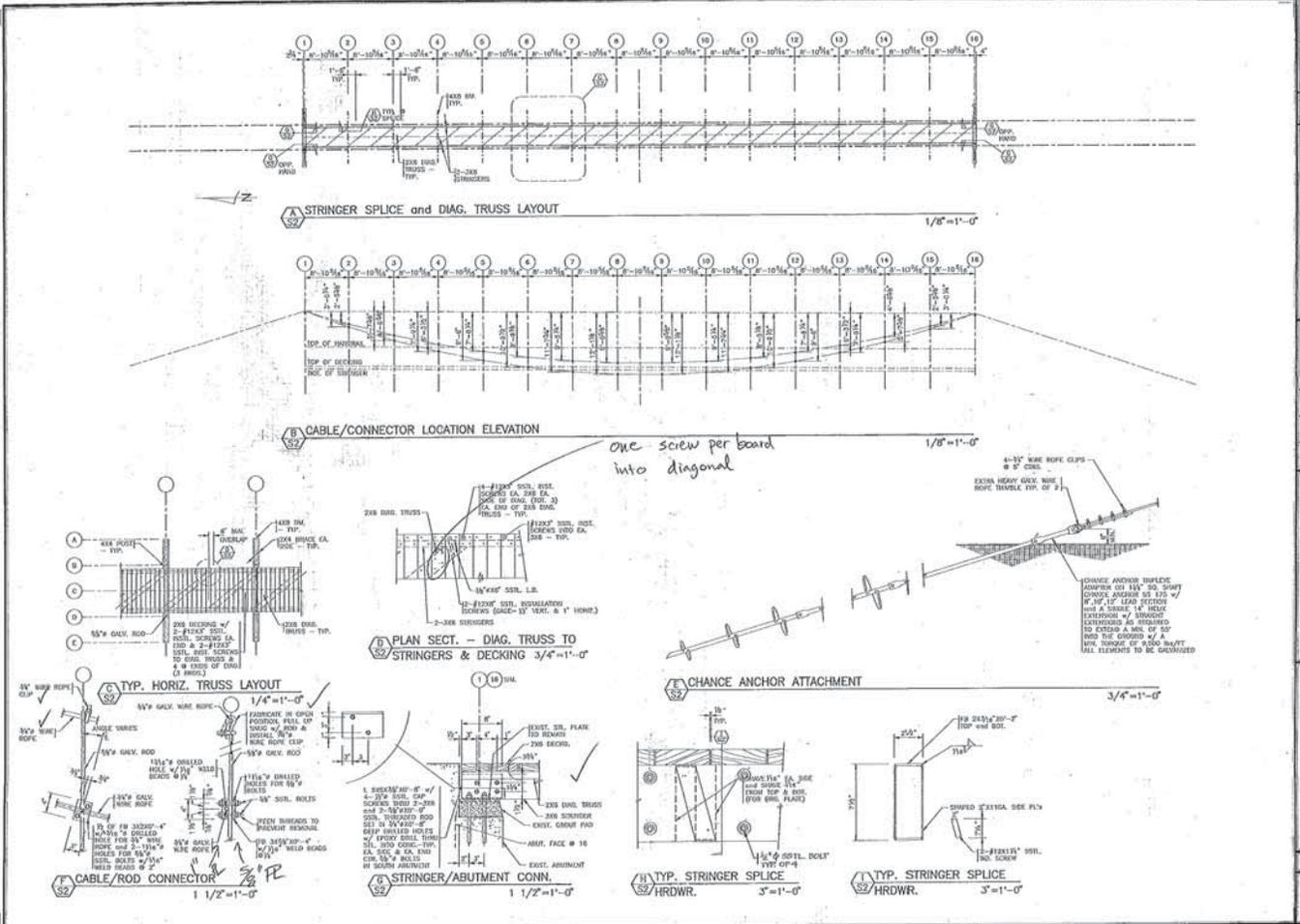


SHEET DIRECTORY

- TI TITLE SHEET
- S1 PLAN & ELEVATIONS
- S2 FRIDGE PLAN
- S3 CABLE CONN. ELEV.
- S4 DETAILS
- S5 GENERAL NOTES
- S6 LUMBER LIST

PROJECT No.		DATE		BY	
PROJECT No.		DATE		BY	
FRED H. SCHOTT & ASSOCIATES					
CIVIL & STRUCTURAL ENGINEERS, INC. 881-154-1700					
1000 J STREET, SUITE 100, ARROYO GRANDE, CALIFORNIA 93021					
REPLACEMENT OF SWINGING BRIDGE					
CITY OF ARROYO GRANDE					
ARROYO GRANDE, CALIFORNIA					
JOB No. 15006					
SHEET					
T1					
OF 6					



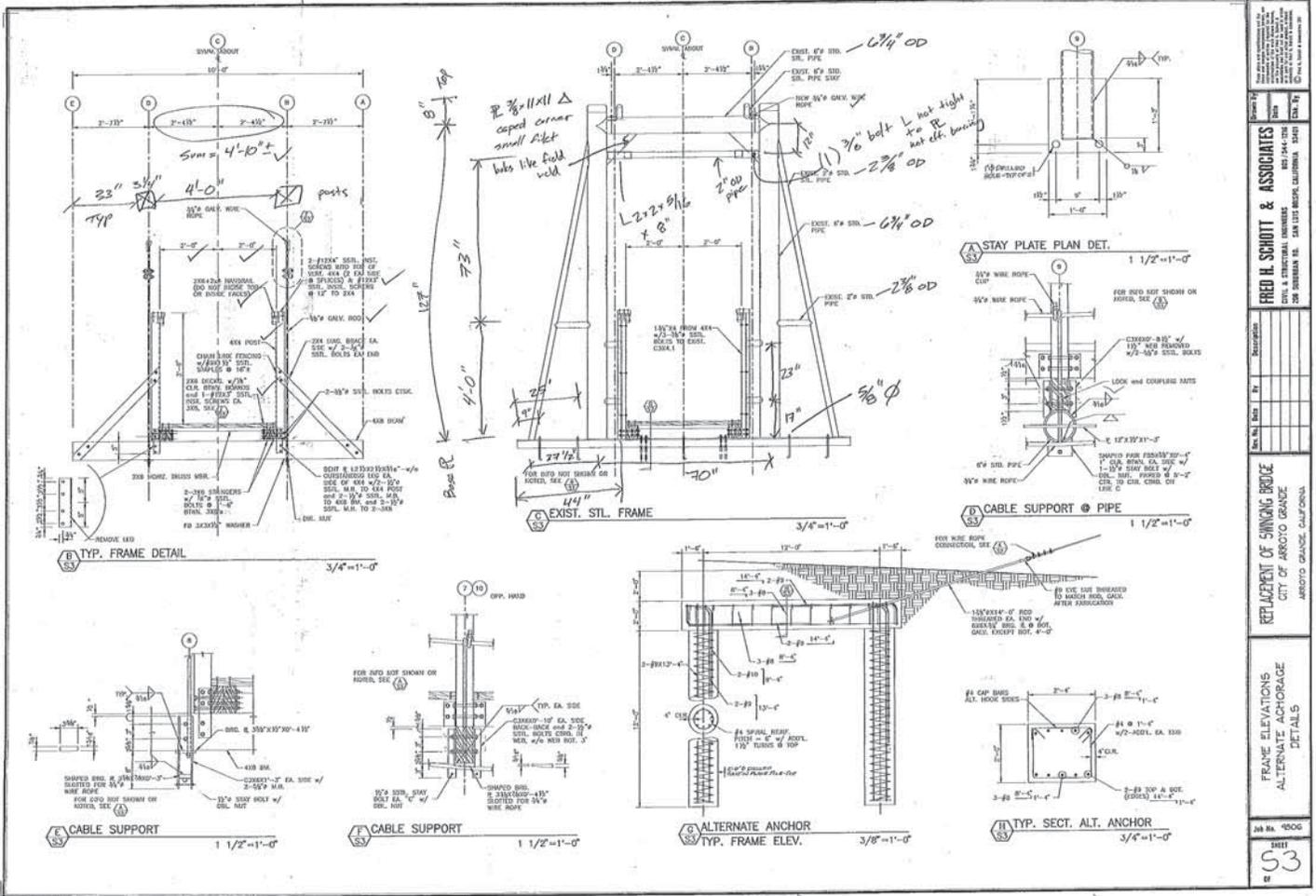


FRED H. SCHOTT & ASSOCIATES
 CIVIL & STRUCTURAL ENGINEERS
 205 GARDEN ST. SAN LUIS OBISPO, CALIFORNIA 93401
 TEL: 831-755-1100 FAX: 831-755-1101

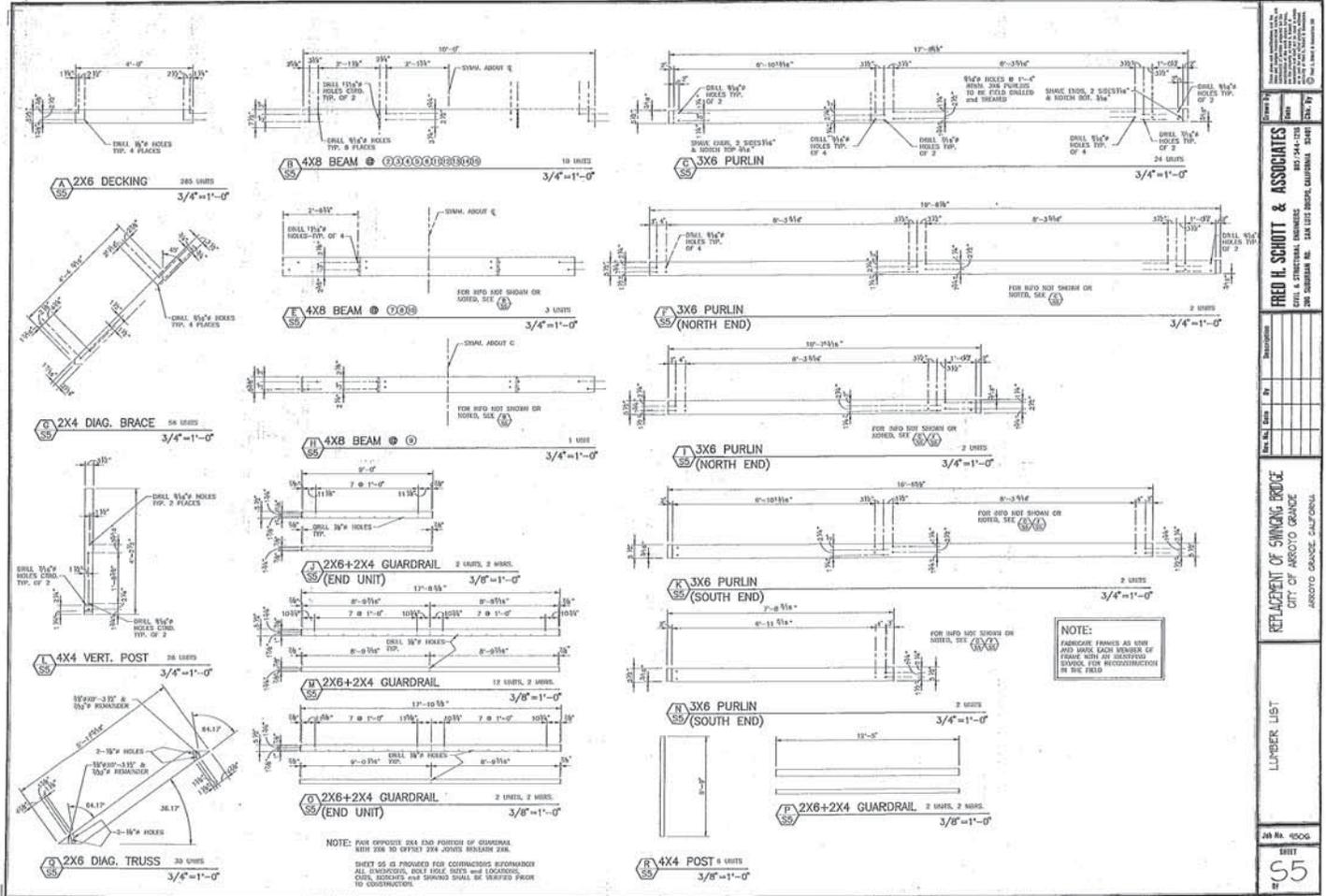
REPLACEMENT OF SWINGING BRIDGE
 CITY OF ARROYO GRANDE
 ARROYO GRANDE, CALIFORNIA

FRAMING PLAN
DIMENSION ELEVATION
DETAILS

Sheet No. 52



<p>Prepared by FRED H. SCHUOTT & ASSOCIATES CIVIL & STRUCTURAL ENGINEERS 1001 154th STREET SAN LEANDRO, CALIFORNIA 94769 (925) 436-1100</p>	
<p>Project REPLACEMENT OF SWINGING BRIDGE CITY OF ARROYO GRANDE ARROYO GRANDE, CALIFORNIA</p>	<p>Drawn by Date Check by Date</p>
<p>Scale 1/2" = 1'-0"</p>	<p>Job No. 400G SHEET 53</p>



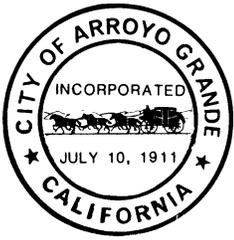
FRED H. SCHOTT & ASSOCIATES
CIVIL & STRUCTURAL ENGINEERS
200 S. GARDEN ST., SAN LUIS OBISPO, CALIFORNIA 94968
TEL: 805-744-1234 FAX: 805-744-1235

REPLACEMENT OF SWINGING BRIDGE
CITY OF ARROYO GRANDE
ARROYO GRANDE, CALIFORNIA

LUMBER LIST

AN No. 100G
55

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MEMORANDUM

TO: CITY COUNCIL

FROM: TERESA MCCLISH, DIRECTOR OF COMMUNITY DEVELOPMENT

BY: MATT HORN, CITY ENGINEER

SUBJECT: CONSIDERATION OF APPROVAL OF AN AMENDMENT TO AN AGREEMENT FOR CONSULTANT SERVICES WITH WOOD RODGERS FOR THE BRISCO INTERCHANGE PROJECT AND CLOSURE STATUS UPDATE

DATE: JULY 26, 2016

RECOMMENDATION:

It is recommended the City Council approve and authorize the Mayor to execute Amendment No. 13 to the Consultant Services Agreement with Wood Rodgers, Inc. for Brisco Interchange Project for an amount not to exceed \$13,000.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

As of July 26, 2016, the project budget has an unencumbered balance of \$1,401,547.

Phase	Budget	Total Expended	Balance
Study	\$100,000	\$71,447	\$28,553
Design	\$303,900	\$261,781	\$42,119
Construction	\$1,340,400	\$9,525	\$1,330,875
		Total	\$1,401,547

The additional cost can be accommodated within the project's design budget. In addition to funding expenditures, staff use approximately 5 to 10 hours per week facilitating this project.

BACKGROUND:

The Brisco Road-Halcyon Road/U.S. 101 Interchange project has been underway since the late 1990s. Currently the project is in the Project Approval and Environmental Determination (PAED) phase with three project alternatives under review: Alternative 1, Alternative 4C Roundabout (RAB), and no-build.

**CITY COUNCIL
 CONSIDERATION OF APPROVAL OF AN AMENDMENT TO AN AGREEMENT
 FOR CONSULTANT SERVICES WITH WOOD RODGERS FOR THE BRISCO
 INTERCHANGE PROJECT AND CLOSURE STATUS UPDATE
 JULY 26, 2016
 PAGE 2**

Alternative 1 includes the following improvements:

- Closes the northbound on and off-ramps at Brisco Road and US 101
- Completes intersection improvements Camino Mercado and US 101
- Completes intersection improvements at Grand Ave and US 101
- Completes bridge widening on Grand Ave

Alternative 4C RAB includes the following improvements:

- Relocates the northbound ramps at Brisco to West Branch Street at Rodeo Drive
- Completes intersection improvements at Grace Lane and Rodeo Drive connecting Grace Lane to Rodeo Drive so that continuous vehicle traffic uses Grace Lane instead of Rodeo Drive.
- Completes intersection improvements at Grand Ave and US 101 realigning US 101 southbound on-ramp at Grand Avenue with the existing southbound off-ramp.
- Provides an auxiliary lane on US 101 from Brisco Road to Camino Mercado.

The timeline of activities related to the ramp closure is as follows:

Date	Activity
<ul style="list-style-type: none"> • September 8, 2015 	City Council Approved Closure Plan.
<ul style="list-style-type: none"> • September 29, 2015 	US 101 northbound on and off-ramps at Brisco Road closed.
<ul style="list-style-type: none"> • October 27, 2015 	City Council extends closure termination date from December 7, 2015 to January 11, 2016.
<ul style="list-style-type: none"> • December 17, 2015 	City Council revised the test ramp termination date until July 11, 2016 to allow additional time for presentation of the ramp closure study data and discussion by the community.
<ul style="list-style-type: none"> • February 23, 2016 	City Council received the Brisco Ramp Closure Status Report.
<ul style="list-style-type: none"> • June 13, 2016 	Caltrans authorized the Brisco Ramp Closure extension from July 11, 2016 to December 11, 2016. Caltrans has indicated the ramps may not remain closed until the start of construction for the Brisco Road-Halcyon Road/U.S. 101 Interchange project.
<ul style="list-style-type: none"> • June 8 & July 11, 2016 	Caltrans returned comments to the City regarding the Brisco Road-Halcyon Road/U.S. 101 Interchange Draft Project Report.

Based on Caltrans' returned comments on the Draft Project Report, additional noise modeling is required to support Alternative 1. Caltrans has classified the Brisco

CITY COUNCIL

CONSIDERATION OF APPROVAL OF AN AMENDMENT TO AN AGREEMENT FOR CONSULTANT SERVICES WITH WOOD RODGERS FOR THE BRISCO INTERCHANGE PROJECT AND CLOSURE STATUS UPDATE

JULY 26, 2016

PAGE 3

Interchange Project's Alternative 1 as a Type 1 Project, which generally indicates that the project creates a completely new noise source, or the project increases the volume or speed of traffic, or moves the traffic closer to a noise receiver.

ANALYSIS OF ISSUES:

Noise - Type 1 Project

The Brisco Interchange Project has completed a Noise Abatement Decision Report and a Noise Study Report to determine the impacts of the project to the surrounding area. Additional noise modeling is required when a project is classified as a Type 1 as specified within the Code of Federal Regulations.

Based on previous direction from Caltrans, the Brisco Interchange Project Alternative 1 was not classified as a Type 1 project. Caltrans recently provided direction indicating that Alternative 1 is classified as a Type 1 project based on the following criteria.

Type 1 Project is defined as:

1. *The construction of a highway on a new location; or*
2. *The physical alteration of an existing highway where there is either:*
 - a. *Substantial horizontal alteration. A project that halves the distance between the traffic noise source and the closest receptor between the existing condition to the future build condition; or*
 - b. *Substantial vertical alteration. A project that removes shielding thereby exposing the line-of-sight between the receptor and the traffic noise source. This is done by altering either the vertical alignment of the highway or the topography between the highway traffic noise source and the receptor; or*
3. *The addition of a through-traffic lane(s). This includes the addition of a through-traffic lane that functions as a high-occupancy vehicle (HOV) lane, high-occupancy toll (HOT) lane, bus lane, or truck climbing lane; or*
4. ***The addition of an auxiliary lane, except for when the auxiliary lane is a turn lane; or***
5. *The addition or relocation of interchange lanes or ramps added to a quadrant to complete an existing partial interchange; or*
6. ***Restriping existing pavement for the purpose of adding a through traffic lane or an auxiliary lane; or***
7. *The addition of a new or substantial alteration of a weigh station, rest stop, ride-share lot, or toll plaza.*

Caltrans has indicated that the Brisco Interchange Project's Alternative 1 is a Type 1 project since the project is providing the addition of an auxiliary lane and restriping (see item numbers 4 and 6 above) existing pavement for the purposes of the auxiliary lane at Camino Mercado and US 101.

CITY COUNCIL

CONSIDERATION OF APPROVAL OF AN AMENDMENT TO AN AGREEMENT FOR CONSULTANT SERVICES WITH WOOD RODGERS FOR THE BRISCO INTERCHANGE PROJECT AND CLOSURE STATUS UPDATE

JULY 26, 2016

PAGE 4

Wood Rodgers, the project's design consultant, has provided the City a proposal to complete the noise modeling that Caltrans requires for Type 1 project's for a cost not to exceed \$13,000. This noise modeling will take four weeks to complete once a notice to proceed has been provided to Wood Rodgers. Upon completion of the additional noise study, the Draft Project Report will be resubmitted to Caltrans for review.

Brisco Ramp Closure

On February 23, 2016 City Council directed staff to determine the feasibility of keeping the Brisco on and off-ramps closed until the start of construction of the preferred alternative for the Brisco Road-Halcyon Road/U.S. 101 Interchange project. A request to keep the ramps closed until July 11, 2020 was provided to Caltrans on May 6, 2016. Caltrans responded to this request on June 13, 2016, granting the request to keep the ramps closed until December 11, 2016. On June 24, 2016, Caltrans provided written direction (see attachment 2) that the ramps may not remain closed indefinitely. Based on verbal direction from Caltrans, staff is working on a revised closure plan that keeps the on-ramp closed and opens the off-ramp. This closure plan may be acceptable to Caltrans. Once direction has been received from Caltrans on the acceptability of this plan, this item will return to City Council for direction.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

- Approve Amendment No. 13 to the Wood Rodgers Consultant Service Agreement.
- Do not approve Amendment No. 13 to the Wood Rodgers Consultant Service Agreement – This alternative is not recommended since the most expeditious way to obtain Project Report approval and final selection of the project's preferred alternative is to comply with Caltrans' request for noise modeling.
- Provide alternate direction to staff.

ADVANTAGES:

Amending the Agreement with Wood Rodgers in order to complete noise modeling will allow the Brisco Interchange Project Report to continue the processing through the Project Approval/Environmental Document phase.

DISADVANTAGES:

Additional funding expenditures are required to complete this task.

ENVIRONMENTAL REVIEW:

This project is subject to both the California Environmental Review Act (CEQA) and National Environmental Policy Act (NEPA). The City is the lead agency for CEQA and an Initial Study Mitigated Negative Declaration has been prepared. Caltrans is the lead agency for NEPA which will be an Environmental Assessment with Findings of No Significant Impact.

**CITY COUNCIL
CONSIDERATION OF APPROVAL OF AN AMENDMENT TO AN AGREEMENT
FOR CONSULTANT SERVICES WITH WOOD RODGERS FOR THE BRISCO
INTERCHANGE PROJECT AND CLOSURE STATUS UPDATE
JULY 26, 2016
PAGE 5**

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted in front of City Hall on Thursday, July 21, 2016. The Agenda and staff report were posted on the City's website on Friday, July 22, 2016.

Attachments:

1. Caltrans notification of extend ramp closure

CONSULTANT SERVICES AGREEMENT

AMENDMENT NO. 13

This Thirteenth Amendment (“Thirteenth Amendment”) to Consultant Services Agreement (“CSA”) by and between the **CITY OF ARROYO GRANDE** (“City”) and **WOOD RODGERS, INC.** (“Consultant”) is made and entered into this _____ day of July 2016, based on the following facts:

WHEREAS, the parties entered into a CSA dated January 11, 2005, to prepare a Project Approval and Environmental Determination (PA&ED) for the Brisco-Road-Halcyon Road/Route 101 Interchange; and

WHEREAS, the parties entered into a First Amendment to CSA dated November 8, 2005, to include the environmental studies for the Brisco Road-Halcyon Road/Route 101 PA&ED; and

WHEREAS, the parties entered into a Second Amendment to CSA dated November 14, 2006, to include a northbound auxiliary lane in the Brisco Road-Halcyon Road/Route 101 PA&ED; and

WHEREAS, the parties entered into a Third Amendment to CSA dated June 24, 2008, to include additional analysis in the Brisco Road-Halcyon Road/Route 101 Project Approval & Environmental Document (PA&ED); and

WHEREAS, the parties entered into a Fourth Amendment to CSA dated May 26, 2009, for preparation of the design exception fact sheets for the Brisco Road-Halcyon Road/Route 101 Project Approval and Environmental Document (PA&ED); and

WHEREAS, the parties entered into a Fifth Amendment to CSA dated June 16, 2010 for preparation of the Project Approval and Environmental Document (PA&ED) for the Brisco Road-Halcyon Road/Route 101 Interchange Improvements Project; and

WHEREAS, the parties entered into a Sixth Amendment to CSA dated April 12, 2011 for additional preparation required for the Project Approval and Environmental Document (PA&ED) due to revised alternatives for the Brisco Road-Halcyon Road/Route 101 Interchange Improvements Project; and

WHEREAS, the parties entered into a Seventh Amendment to CSA dated May 8, 2012 for additional preparation required for the Project Approval and Environmental Document (PA&ED) due to revised alternatives for the Brisco Road-Halcyon Road/Route 101 Interchange Improvements Project; and

WHEREAS, the parties entered into an Eighth Amendment to CSA dated May 14, 2013 for additional preparation required for the Project Approval and Environmental Document (PA&ED) due to revised alternatives for the Brisco Road-Halcyon Road/Route 101 Interchange Improvements Project; and

WHEREAS, the parties entered into a Ninth Amendment to CSA dated December 10, 2013 for additional preparation required for the Project Approval and Environmental Document (PA&ED) due to revised alternatives for the Brisco Road-Halcyon Road/Route 101 Interchange Improvements Project; and

WHEREAS, the parties entered into a Tenth Amendment to CSA dated March 25, 2014 for additional preparation required for the Project Approval and Environmental Document (PA&ED) due to revised alternatives for the Brisco Road-Halcyon Road/Route 101 Interchange Improvements Project; and

WHEREAS, the parties entered into a Eleventh Amendment to CSA dated March 10, 2015 for additional design services required for the Project Approval and Environmental Document (PA&ED) due to revised design requirements for the Brisco Road-Halcyon Road/Route 101 Interchange Improvement Project; and

WHEREAS, the parties entered into a Twelfth Amendment to CSA dated October 27, 2015 for continued design and environmental services to completed PA&ED for the Brisco Road – Halcyon Road/Highway 101 Interchange Improvement Project.

NOW THEREFORE, for valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The CSA shall continue in full force and effect until July 26, 2017, unless sooner terminated pursuant to the provisions of the Agreement.
2. This Thirteenth Amendment authorizes additional noise modeling to support Caltrans' determination that the Brisco Road – Halcyon Road/Highway 101 Interchange Improvement Project Alternative 1 is a Type 1 project for noise impacts for an amount not to exceed \$13,000 as set forth in the letter dated July 13, 2016 from Consultant to City, which is incorporated herein by this reference as Exhibit A.
3. Except as modified herein, all other terms and conditions set forth in the CSA, as amended, shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, **CITY** and **CONSULTANT** have executed this Thirteenth Amendment the day and year first above written.

WOOD RODGERS, INC.

By: _____

CITY OF ARROYO GRANDE

By: _____

JIM HILL, MAYOR



July 13, 2016

Mr. Matt Horn, PE (mhorn@arroyogrande.org) (805) 473-5441
 City Engineer
 City of Arroyo Grande
 PO Box 550
 300 E. Branch Street
 Arroyo Grande, CA 93420

**Subject: Request for Amendment No. 13 – Consultant Services Agreement for
 Brisco Road Interchange Improvements Project
 Project Approval and Environmental Document**

Dear Mr. Horn,

Wood Rodgers, Inc. has been preparing the Project Report (PR) and Environmental Document (ED) for the Project Approval and Environmental Documentation (PA&ED) phase of the Brisco Road Interchange Improvements project. As you are aware, in comments received from Caltrans in June, they have indicated that Alternative 1 is to be considered a Type “1” project for noise analysis. Being that initially Alternative 1 was not considered a “Type 1” project noise modeling and analysis for noise barriers was not completed. To accomplish this analysis an augmentation to scope and budget will be necessary. We propose the following:

A13 TASK 1 – Type 1 Noise Analysis

SWCA will re-model Alternative 1 using the approved Noise Model and Caltrans Standard protocol for Type 1 Projects. The appropriate Technical Studies in the Environmental Document will be revised and submitted with the resubmittal of the draft Environmental Document. Additionally, the Noise Abatement Decision Report (NADR) will be revised by Wood Rodgers per the new results, Cost Estimates will be revised, and exhibits (Typical Sections, Layouts, and the Geometric Approval Drawing) will be revised to include any new soundwalls resulting from the analysis. The results will be incorporated into the Project Report.

Budget – \$12,800

Wood Rodgers requests for additional budget in the amount of **\$12,800** to complete this effort. We look forward to our continued service to the City, and request approval of the scope and budget so that we can immediately initiate this Task. Should you have any questions, please contact me at (916) 440-8131, or email at mrayback@woodrogers.com.

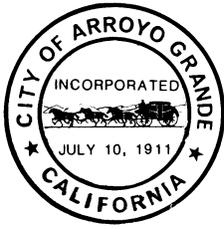
Sincerely,

WOOD RODGERS, INC.

Mark Rayback, PE
 Principal

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MEMORANDUM

TO: CITY COUNCIL

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: SAM ANDERSON, PLANNING TECHNICIAN

SUBJECT: CONSIDERATION OF AMENDMENT TO TEMPORARY USE PERMIT CASE NO. 16-004; USE OF CITY PROPERTY FOR THE 27TH ANNUAL ARROYO VALLEY CAR CLUB SUNSET CRUISE ON JULY 29, 2016 AND CAR SHO ON JULY 30, 2016

DATE: JULY 26, 2016

RECOMMENDATION:

It is recommended the City Council adopt a Resolution amending Temporary Use Permit 16-004 to allow the additional closure of Olohan Alley from Short Street to Mason Street for the 27th Annual Car Sho on July 30, 2016.

IMPACT TO FINANCIAL AND PERSONNEL RESOURCES:

The requested amendment requires no additional financial and personnel resources beyond previously approved expenditures.

BACKGROUND:

On May 24, 2016, the City Council approved Temporary Use Permit 16-004 permitting the closure of City streets for operation of the 27th Annual Car Sho on July 30, 2016. This approval permitted the closure of Olohan Alley between Bridge Street and Short Street. However, the applicant has clarified that they desire to utilize Olohan Alley between Bridge Street and Mason Street for the event.

ANALYSIS OF ISSUES:

The modification to the proposed closures is minimal. The area of Olohan Alley between Short Street and Mason Street will be heavily impacted by the operation of the event and will be utilized more productively by allowing Car Sho operations. This amendment is consistent with previously approved Car Sho events and other events that use Olohan Alley. The Saturday Farmer's Market will be relocated to Heritage Square Park as previously approved.

ADVANTAGES:

Expanding the closure of Olohan Alley will more efficiently utilize a heavily impacted space and allow the event to operate more efficiently.

CITY COUNCIL

CONSIDERATION OF AMENDMENT TO TEMPORARY USE PERMIT CASE NO. 16-004

JULY 26, 2016

PAGE 2

DISADVANTAGES:

More of Olohan Alley will be unavailable for public parking; however, since the event already heavily impacts that portion of Olohan Alley, further consequences will be minimal.

ALTERNATIVES:

The following alternatives are presented for Council consideration:

- Adopt the Resolution approving the amendment to Temporary Use Permit Case No. 16-004, approving the additional closure of Olohan Alley from Short Street to Mason Street;
- Modify and adopt the Resolution approving the amendment to Temporary Use Permit Case No. 16-004, approving the additional closure of Olohan Alley from Short Street to Mason Street;
- Do not adopt the Resolution, take tentative action to deny the amendment to the Temporary Use Permit, and direct staff to return with an appropriate Resolution;
- Provide direction to staff.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the Community Development Department has determined that this project is categorically exempt per Section 15304(e) of the CEQA Guidelines involving minor temporary uses of land having negligible or no permanent effects on the environment.

PUBLIC NOTIFICATION AND COMMENTS:

The Village Improvement Association will be notified of the details of the final street closures and traffic control plan to disseminate the appropriate information to Village Business owners. A condition of approval is included in the attached Resolution requiring a notice of street closure to be published in *The Tribune*. The Agenda was posted in front of City Hall on Thursday, July 21, 2016. The Agenda and staff report were posted on the City's website on Friday, July 22, 2016.

Attachments:

1. Updated Car Sho closure map for the 2016 event

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE AMENDING TEMPORARY USE PERMIT 16-004; AUTHORIZING THE USE OF CITY PROPERTY AND THE CLOSURE OF CITY STREETS FOR THE 27TH ANNUAL ARROYO VALLEY CAR CLUB SUNSET CRUISE ON JULY 29, 2016 AND CAR SHO ON JULY 30, 2016

WHEREAS, members of the Arroyo Valley Car Club have requested closure of certain City streets and the use of City property, as outlined below, for its annual Car Sho and Sunset Cruise event to be held on July 29th and 30th, 2016; and

WHEREAS, members of the Arroyo Valley Car Club will be responsible for traffic control and cleanup; and

WHEREAS, the cruise event and Car Sho are expected to benefit both the East Grand Avenue business corridor and the Village commercial area and provide both residents and visitors with entertainment and recreation; and

WHEREAS, on May 24, 2016, the City Council approved Temporary Use Permit 16-004 and now desires to amend that approval to provide for closure of Olohan Alley between Bridge Street and Mason Street; and

WHEREAS, the City Council finds, after due study and deliberation, that the following circumstances exist:

Temporary Use Permit Findings:

1. The operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
2. The proposed site is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the site.
3. The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use will or could reasonably be expected to generate.
4. Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available either on-site or at alternate locations acceptable to the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Arroyo Grande hereby amends Temporary Use Permit No. 16-004, with the above findings and subject

RESOLUTION NO.

PAGE 2

to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference:

1. East Grand Avenue between Courtland Street and Halcyon Road shall be closed from 6:00 pm to 8:30 pm on Friday, July 29th, 2016.
2. Sunset Drive between Alder Street and Elm Street shall be closed from 6:00 pm to 8:30 pm on Friday, July 29th, 2016.
3. The following detour route for through traffic on Grand Avenue shall be established:
 - Eastbound traffic – South on S. Courtland Street to Ash Street; East on Ash Street to S. Elm Street; South on S. Elm Street to Fair Oaks Avenue; East on Fair Oaks Avenue to S. Halcyon Road; North on S. Halcyon Road;
 -
 - Westbound traffic– South on S. Halcyon Road to Farroll Avenue; West on Farroll Avenue to Oak Park Avenue; North on Oak Park Avenue.
4. Closure of West and East Branch Streets from Traffic Way to Mason Street; Bridge Street from Branch Street to Nelson Street; Olohan Alley from Bridge Street to Mason Street; Nevada Street at Branch Street; The Car Corral; Short Street between Branch Street and Olohan Alley from 5:00 am until 5:00 pm on Saturday, July 30, 2016.
5. Closure of Nelson Street between Bridge and Short Streets for the purpose of creating a registration area for the Car Sho from 5:00 am until 9:30 am on Saturday, July 30, 2016.
6. That the Arroyo Valley Car Club will adhere to certain requirements and conditions set forth by the Community Development, Streets, Police, Public Works, Building and Life Safety, and Five Cities Fire Authority (FCFA) regarding security and traffic control and all other applicable conditions of a Temporary Use Permit to be issued by the City as set forth in Exhibit "A".

On motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

The foregoing Resolution was passed and adopted this 26th day of July, 2016.

JIM HILL, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

GEOFF ENGLISH, ACTING CITY MANAGER

APPROVED AS TO FORM:

HEATHER K. WHITHAM, CITY ATTORNEY

**EXHIBIT "A"
CONDITIONS OF APPROVAL
ARROYO VALLEY CAR CLUB SUNSET CRUISE AND CAR SHO
AMENDED TEMPORARY USE PERMIT NO. 16-004
FRIDAY AND SATURDAY, JULY 29 AND 30, 2016**

General Conditions

1. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
2. The event shall occur in substantial conformance with the application and plans on file in the Community Development Department.
3. To the full extent permitted by officials, the applicant shall indemnify, defend and hold harmless the City, its agents, officers, and employees from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, this Temporary Use Permit or the applicant's use of City streets and property as provided by this Temporary Use Permit, except liability arising out of the proven sole negligence of the City.

Community Development Department Conditions

4. The applicant shall notify affected merchants and property owners on the affected street closure segments twice prior to the events, with the second notice no later than Friday, July 22, 2016. Additionally, the applicant shall inform the Arroyo Grande Village Improvement Association and the Chamber of Commerce of the Car Sho and cruise night activities.
5. The applicant shall provide a list of the charities that receive proceeds from the event to the Community Development Director.

Public Works Department Conditions

6. The applicant shall flag all sprinkler heads on turf and lawn areas to prevent damage. The applicant shall be responsible for the cost of broken sprinklers and labor associated with damage caused due to cars on turf areas.
7. The applicant shall coordinate the placement of waste containers by Monday, July 25, 2016, with the Director of Public Works.

RESOLUTION NO.

PAGE 5

8. The applicant shall submit a trash and recycling plan, supervise all areas, and pick up litter, waste, and debris, and shall empty all City waste containers in dumpsters provided by the Arroyo Valley Car Club.
9. At least one week prior to the Car Sho, the applicant shall inform Public Works on the number of trashcans that will be needed for the event.

Police Department Conditions

10. The applicant shall reimburse remaining Public Works and Police Department expenses for traffic control and related services associated with the Sunset Cruise and Car Sho events.
11. No throwing of candy from vehicles shall be allowed. All rules of the road shall apply to the participants of the Sunset Cruise and violators are subject to ejection, citation and arrest.
12. All participants, volunteers, and employees of the Sunset Cruise and Car Sho shall wear appropriate attire at all times.
13. All volunteers and employees of the Sunset Cruise shall wear traffic vests at all times.
14. The road must be blocked with barricades that are used at other events such as the Strawberry Festival. Coordination between the applicant and Bob Lund of the Village Improvement District is required.

Streets Division Conditions

15. The applicant shall be responsible for providing, setting up, and removing barricades for closures of City streets, alleys, parking lots, driveways and City facilities mentioned in the application per a traffic control plan acceptable to the Public Works Director.
16. The applicant shall place all barricades and signs posting on-street parking restrictions and parking lot closures a minimum of 48 hours prior to the event.
17. All water barricades shall be filled using non-potable water.
18. The applicant shall place a notice of street closures in *The Tribune* at least once during the week prior to July 29 and July 30, 2016.
19. The applicant shall coordinate with the Police, Streets, and FCFA with regard to the closures of streets, alleys, parking lots, and the use of City property.
20. The applicant shall clean all City streets and parking areas utilized at the conclusion of the event.

21. Traffic signals at W. Branch Street and Traffic Way shall be made to flash rather than cycle through the standard signalization.

Building and Life Safety Division Five Cities Fire Authority Conditions

22. The applicant must comply with the Building and Life Safety Division and FCFA guidelines.
23. Emergency access must be maintained to the satisfaction of the Fire Chief.
24. The use of generators must be reviewed and approved by the Fire Chief.
25. All fire lanes must be posted and enforced per Police and FCFA guidelines.
26. All food booths must comply with the San Luis Obispo County and City Building and Life Safety Division and FCFA guidelines.
27. The Building and Life Safety Division and FCFA must inspect all food booths and generators prior to event opening.
28. The applicant shall provide one handicapped accessible restroom.

Additional Conditions

29. The applicant shall provide a \$1,000,000.00 commercial general liability insurance policy, subject to City Attorney approval, naming the City as additional insured.
30. The applicant shall coordinate with the Farmers' Market Association in relocating the Farmers' Market to Heritage Square Park on Saturday, July 30th, 2016.

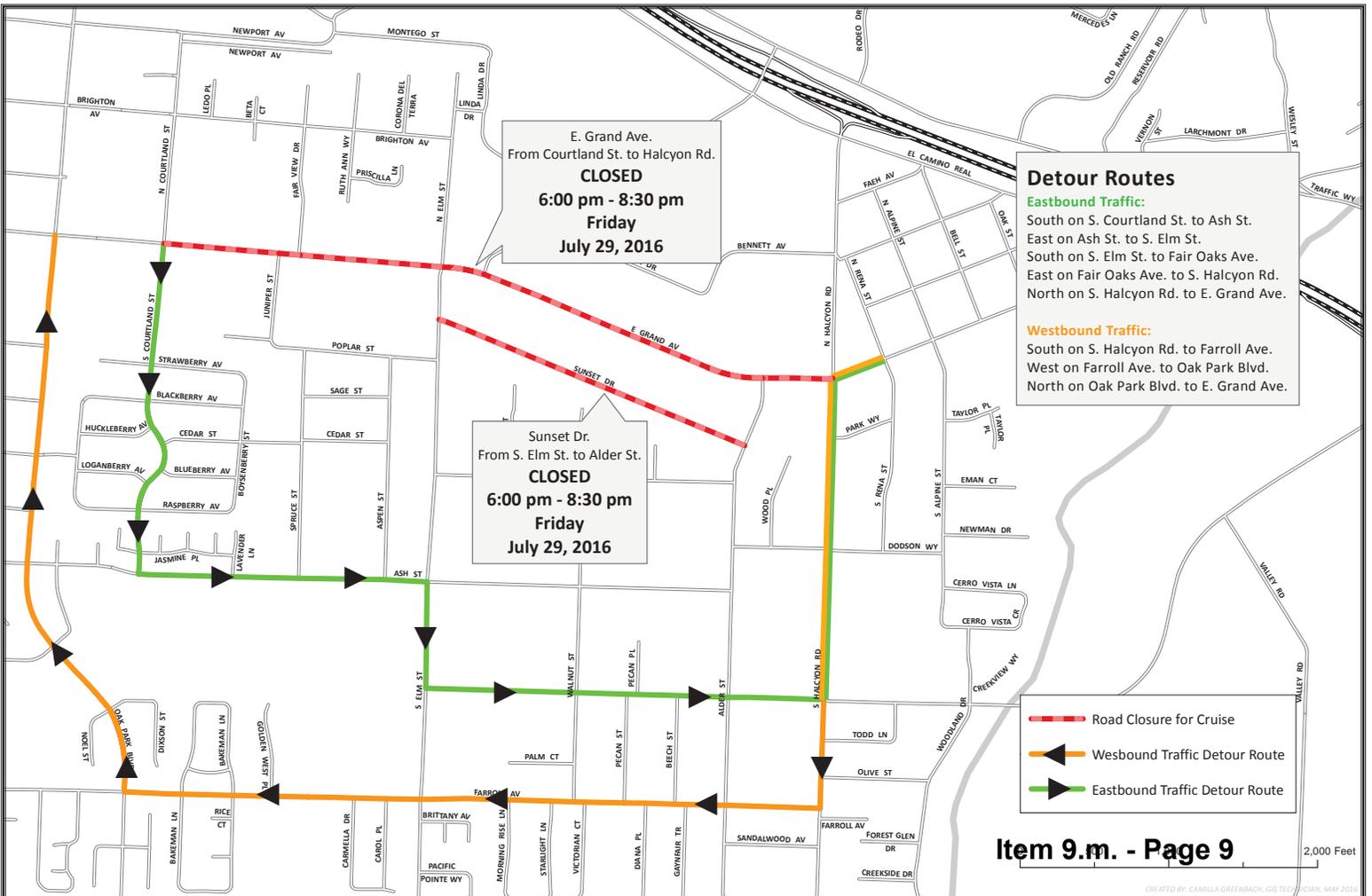
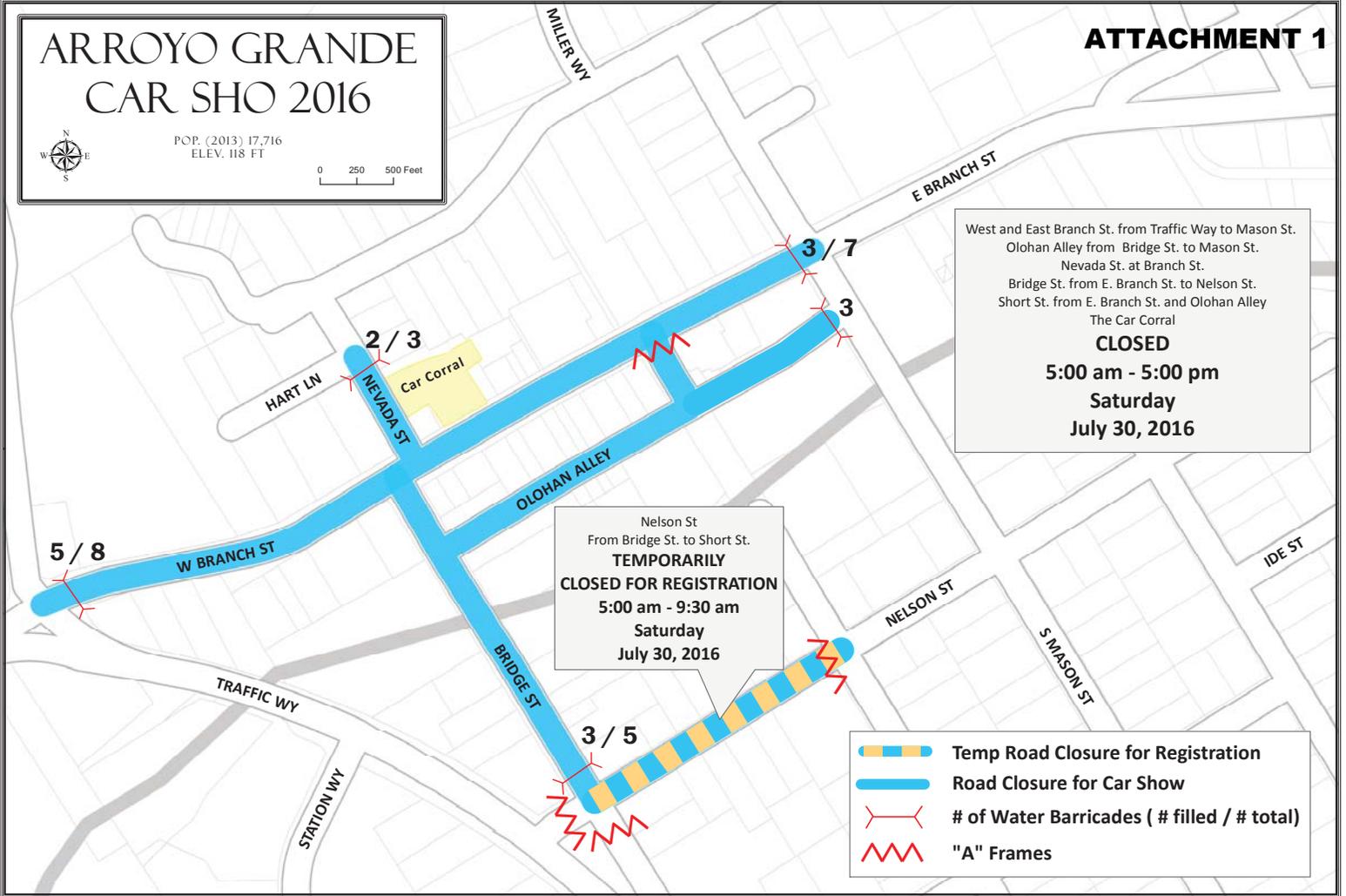
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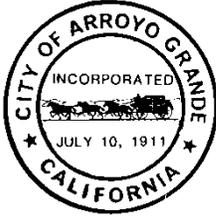
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ATTACHMENT 1



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MEMORANDUM

TO: CITY COUNCIL

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: MATTHEW DOWNING, PLANNING MANAGER

SUBJECT: CONSIDERATION OF AMENDMENT TO TEMPORARY USE PERMIT NO. 16-005; USE CITY PROPERTY FOR A BEER AND FOOD FESTIVAL ON SATURDAY, OCTOBER 15, 2016; LOCATION – HERITAGE SQUARE PARK; APPLICANT – ARROYO GRANDE VILLAGE IMPROVEMENT ASSOCIATION; REPRESENTATIVE – BOB LUND

DATE: JULY 26, 2016

RECOMMENDATION:

It is recommended the City Council adopt a Resolution amending Temporary Use Permit 16-005 to modify the event date for the use of City property for a beer and food festival to Saturday, October 15, 2016.

IMPACT TO FINANCIAL AND PERSONNEL RESOURCES:

There is no impact to the City associated with the modified event date.

BACKGROUND:

On May 24, 2016, the City Council approved Temporary Use Permit 16-005, authorizing a beer and food festival at Heritage Square Park on October 22, 2016. The applicant has requested the event date be moved to increase availability for breweries to participate in the approved event.

ANALYSIS OF ISSUES:

The applicant is planning for a diverse offering of breweries for the event and has indicated the changing of the event date will aid in the festival being a success. It has been confirmed that Heritage Square Park is currently available on October 15, 2016 to accommodate the date change.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

1. Adopt the Resolution approving the amendment to Temporary Use Permit No. 16-005, approving the event date change to October 15, 2016;

**CITY COUNCIL
CONSIDERATION OF AMENDMENT TO TEMPORARY USE PERMIT NO. 16-005
JULY 26, 2016
PAGE 2**

2. Modify as appropriate and adopt the Resolution approving the amendment to Temporary Use Permit No. 16-005, approving the event date change to October 15, 2016;
3. Do not adopt the Resolution, take tentative action to deny the amendment to the Temporary Use Permit, and direct staff to return with an appropriate Resolution; or
4. Provide direction to staff.

ADVANTAGES:

Moving the event date is anticipated to allow for increased brewery participation with the goal of creating a successful event.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), it has been determined that this project is Categorical Exempt per Section 15304 (e) of the CEQA Guidelines regarding minor temporary use of land.

PUBLIC NOTIFICATION AND COMMENTS:

A condition of approval is included in the Resolution requiring the applicant to mail or hand deliver notification of the event to all affected Village residents one week before the event. Unlike other Village events where streets are being closed, the applicant is not being required to place an advertisement in The Tribune prior to the event.

The Agenda was posted in front of City Hall on Thursday, July 21, 2016. The Agenda and report were posted on the City's website on Friday, July 22, 2016.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE AMENDING TEMPORARY USE PERMIT NO. 16-005; AUTHORIZING THE USE OF CITY PROPERTY FOR BEER AND FOOD FESTIVAL ON OCTOBER 15, 2016; LOCATED AT HERITAGE SQUARE PARK; APPLIED FOR BY THE ARROYO GRANDE VILLAGE IMPROVEMENT ASSOCIATION

WHEREAS, the Arroyo Grande Village Improvement Association (VIA), organizers of the Arroyo Grande Bacon, Brews and BBQ event, have requested the use of Heritage Square Park and the reservation of on street parking directly adjacent to the park for the operation of a beer and food festival; and

WHEREAS, the purpose of the Temporary Use Permit is to ensure the event is conducted in a manner that is compatible with the surrounding area; and

WHEREAS, members of the VIA will be responsible for costs associated with security, cleanup, and payment of all related fees and costs for use of City property and City employee time related to the event; and

WHEREAS, on May 24, 2016, the City Council approved Temporary Use Permit No. 16-005 and now desires to amend that approval to change the date of the event from October 22, 2016 to October 15, 2016; and

WHEREAS, the City Council finds, after due study and deliberation, that the following circumstances exist:

Temporary Use Permit Findings:

1. The operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
2. The proposed site is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the site.
3. The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use will or could reasonably be expected to generate.
4. Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available either on-site or at alternate locations acceptable to the City Council.

RESOLUTION NO.

PAGE 2

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Arroyo Grande hereby amends Temporary Use Permit 16-005, with the above findings and subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

The foregoing Resolution was passed and adopted this 26th day of July 2016.

JIM HILL, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

GEOFF ENGLISH, ACTING CITY MANAGER

APPROVED AS TO FORM:

HEATHER K. WHITHAM, CITY ATTORNEY

**EXHIBIT " A "
CONDITIONS OF APPROVAL FOR
AMENDED TEMPORARY USE PERMIT NO. 16-005**

This approval authorizes the use of Heritage Square Park and on street parking on the west side of Mason Street, north side of Nelson Street, and east side of Short Street adjacent to the park for a beer and food festival from 12:00 pm to 9:00 pm on Saturday, October 15, 2016.

General Conditions

1. The Arroyo Grande Village Improvement Association (VIA) shall ascertain and comply with all State, County and City requirements as are applicable to this project.
2. The event shall occur in substantial conformance with the application and plans on file in the Community Development Department office.
3. The VIA shall comply with all the conditions of the City Council Resolution adopted on July 26, 2016.
4. The VIA shall agree to defend, indemnify and hold harmless the City, its agents, officers, and employees harmless, at its sole expense from any action brought against the City, its agents, officers, or employees because of said approval, or in the alternative, to relinquish such approval. The VIA shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the VIA of his/her obligations under this condition.

Public Works Department Conditions

5. The VIA is responsible for providing trash bags and enough restroom facilities to serve the event. Any supplies the Public Works Department may need to provide must be reimbursed by the VIA.
6. The VIA shall have an individual designated to periodically inspect the restrooms and areas around food vendors and waste containers. That individual shall be responsible for maintaining the cleanliness of these areas and gathering and disposing of all debris.
7. The VIA shall reimburse the City for electrical costs associated with the event.
8. The VIA shall reimburse the City for the costs of any Public Works staff services required for this event, including, but not limited to, restroom maintenance, trash, etc.
9. The VIA shall remove any tape placed on streets, parking areas, and grass after the event.
10. The VIA shall flag all sprinkler heads on turf and lawn areas to prevent damage. The VIA shall reimburse the City for any damage to the irrigation system at the park.

Engineering Division Conditions

11. Restroom facilities, barricades, and signing shall be provided by the VIA as required.
12. The VIA shall provide a \$1,000,000 comprehensive general liability insurance policy naming the City as additional insured by October 1, 2016.

RESOLUTION NO.

PAGE 5

13. The VIA shall reimburse the City for the costs of Engineering Division services and any other City services required for this event.

Building and Life Safety Division Conditions

14. All food booths must comply with the Fire Department guidelines, and must have County Health Department approval. The VIA will inform booth applicants of Fire Department guidelines, and will ensure total compliance of booth operators. The VIA will not allow non-compliant booths to operate.
15. The project shall comply with the most recent edition of the California State Fire and Building Codes and the Uniform Building and Fire Codes as adopted by the City of Arroyo Grande. Specifically, all temporary-wiring provisions of the N.E.C. must be met.
16. The Building and Life Safety Division must inspect all food booths, generators and temporary electrical service prior to the opening of the event. In lieu of requiring a building permit for temporary electrical service, the VIA will collect a fee of \$15 per every booth utilizing an electrical connection. This fee will be itemized by booth and submitted to the Building and Life Safety Division within 15 days of the end of the Festival.
17. Emergency access must be maintained to the satisfaction of the Building Official and Fire Chief. A detailed chart or map will be provided to Building and Life Safety Division and Fire Department for approval prior to the event, showing placement of all booths, to include actual dimensions of access pathways for fire apparatus and emergency vehicles.
18. The use of generators must be reviewed and approved by the Building Official.
19. The VIA shall identify an individual to act as liaison with the Fire Department for the purpose of maintaining life and safety.

Police Department Conditions

20. All temporary "No Parking" signs shall be posted a minimum of 48 hours prior to event setup.
21. A minimum of three (3) private security personnel will be provided by the VIA, to the satisfaction of the Chief of Police. The VIA will present to the Arroyo Grande Police Department two (2) weeks prior to the event:
 - a. The name of the security agency
 - b. A schedule of security coverage
 - c. Location and hours of security assignmentsMinimum required security is one (1) volunteer officer stationed at the event and two (2) volunteer officers assigned to the Swinging Bridge.
22. Failure to provide private licensed security will result in AGPD Officers being assigned with expenses billed to the VIA.

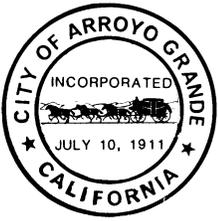
Special Conditions

23. Notification of all restricted parking must be posted a minimum of 48 hours prior to event, stating the dates and times of restrictions.

RESOLUTION NO.

PAGE 6

24. The VIA shall mail or hand deliver notification of the event to all affected residents one week before the event, including residents on Allen Street due to the revised street closures.



MEMORANDUM

TO: CITY COUNCIL

FROM: TERESA MCCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: KELLY HEFFERNON, ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF PRE-APPLICATION NO. 16-003 REGARDING AGRICULTURE LAND CONVERSION MITIGATION; LOCATION - EAST CHERRY AVENUE; APPLICANT – ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION (AGVJWA)

DATE: JULY 26, 2016

RECOMMENDATION:

It is recommended the City Council provide the applicant with preliminary comments regarding whether specified uses on the subject property would satisfy agricultural conversion mitigation requirements given the historical use of the property.

FINANCIAL IMPACT:

No fiscal impact at this time.

BACKGROUND:

Project Location



CITY COUNCIL

**CONSIDERATION OF PRE-APPLICATION NO. 16-003 REGARDING AGRICULTURE
LAND CONVERSION MITIGATION; LOCATION - EAST CHERRY AVENUE;
APPLICANT – ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION
(AGVJWA)**

JULY 26, 2016

PAGE 2

On December 9, 2003, the City Council adopted Ordinance No. 550 (Development Code Amendment 03-005) to implement the second in a series of recommendations initiated by Resolution 3699, incorporating regulations and amending the Zoning Map to create an Agricultural Preservation Overlay District (buffers) of 100 feet around all agriculturally zoned property, requiring adequate findings for subdivision or rezoning of agricultural lands, and implementing mitigation requirements and revising land use regulations for all agricultural districts.

In May 2010, the City Council adopted Ordinance No. 623 that amended Section 16.12.170 of the Municipal Code to clarify the definition of “Agricultural Land” and for the purposes of agricultural conversion and mitigation policies.

ANALYSIS OF ISSUES:

The Arroyo Grande Valley Japanese Welfare Association (AGVJWA) has owned the subject 1.51 acre property since the 1920’s. In accordance with Arroyo Grande Municipal Code (AGMC) Section 16.12.020, the applicant has requested pre-application review in order to get preliminary comments on the issue of whether the historical use of this property and their proposed Japanese American Agricultural Legacy project, included as Subarea 3 of the Draft East Cherry Avenue Specific Plan (the “Draft Specific Plan”), can be considered adequate for the purpose of agricultural mitigation (see Attachment 1 for letter from applicant to the City).

According to AGVJWA, when AGVJWA purchased the property, it was developed with two (2) houses and accessory buildings. The site was surrounded on all sides by open fields and orchards. Historical aerial photos starting in the 1940’s provide evidence that this property was one of the few lots developed and not used for agricultural production.

The use of this property is documented in the Draft Specific Plan, Appendix A (see Attachment 2). The property was originally purchased as a place for the Japanese American farming families to gather as a community, and was used as such until the 1960’s. According to AGVJWA, at no time was the property used for agricultural cultivation. From the late 1960’s to 2011 (when the last remaining building was burned by arson), the Boy Scouts and Judo Club rented the property from AGVJWA as a place to meet as a club and a place to hold martial arts practices and events.

In the 2001 General Plan, the City implemented specific requirements for agricultural resource protection in order to “avoid and/or mitigate loss of prime farmland soils and conserve non-prime Agriculture use and natural resource lands.” During public review of the 2001 General Plan, the applicant asserts that AGVJWA community members spoke about their opposition of changing the AGVJWA property from Mixed-Use to Agriculture. The oppositions were based on the property’s historic uses, which include residential (detached house), cultural (assembly building, schoolhouse) and outdoor

**CITY COUNCIL
CONSIDERATION OF PRE-APPLICATION NO. 16-003 REGARDING AGRICULTURE
LAND CONVERSION MITIGATION; LOCATION - EAST CHERRY AVENUE;
APPLICANT – ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION
(AGVJWA)
JULY 26, 2016
PAGE 3**

recreational and cultural activities (baseball, weddings, judo, etc.). According to the applicant, the property was not utilized for farming or agricultural uses at any time under AGVJWA ownership.

The current Agricultural land use designation restricts the potential for continuing the uses on the site as a cultural asset to the local Japanese American families. The goal of the AGVJWA is to return the property to its original intended use that can be enjoyed by generations to come.

A review of General Plan policies, Municipal Code requirements and property components are included below regarding agricultural conversion mitigation. It should be kept in mind that at this stage the City Council is only providing preliminary comments as part of the applicant's request for pre-application review (AGMC Section 16.12.020) on the issue of whether mitigation is required. The adequacy of mitigation under the California Environmental Quality Act (CEQA) for the Specific Plan project, or any other potential agricultural conversion, cannot be fully determined until all potential project related environmental impacts and mitigation measures are fully identified, analyzed, disclosed, circulated for comment and findings are ultimately made for certification by the City Council.

The 2001 General Plan, including subsequent updates, specifies requirements for agricultural resource protection. Objective Ag1 states: "Avoid and or mitigate loss of prime farmland soils and conserve non-prime Agriculture use and natural resource lands." Other policies include requirements for agricultural buffers and maintaining overall protection of lands through a mitigation program by obtaining agricultural easements. Pertinent policies are described below:

- *Ag1-4 Establish and apply a significance criterion (threshold of significance) for CEQA analysis, as provided by CEQA Guidelines Section 15064.7, that considers loss of prime farmland soils as a significant adverse environmental impact.*
 - *Ag1-4.1 Loss of prime farmland soils shall refer to their unavailability for agricultural use. Loss may occur through natural causes or development such as coverage (e.g., paving, construction of buildings, etc.), or conversion to urban/suburban use (including residential yards/gardens and recreational areas). Cessation of agricultural use shall not constitute loss so long as the parcel remains fallow or is allowed to revert to a natural undeveloped state. Site improvements that are intended to support agricultural operations - such as grading, irrigation or drainage facilities, unpaved roads, or farm buildings and structures -- shall not constitute loss so long as the improvements do not substantially diminish the capability of*

**CITY COUNCIL
CONSIDERATION OF PRE-APPLICATION NO. 16-003 REGARDING AGRICULTURE
LAND CONVERSION MITIGATION; LOCATION - EAST CHERRY AVENUE;
APPLICANT – ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION
(AGVJWA)
JULY 26, 2016
PAGE 4**

agricultural operations on the parcel or within the area and the improvements are directly related to agricultural production on the site.

- *Ag1-4.2 Possible mitigation for loss of areas having prime farmland soils may include permanent protection of prime farmland soils at a ratio of at least 1:1 and up to 2:1 with regard to the acreage of land removed from the capability for agricultural use. Permanent protection may involve, but is not limited to, dedication of a perpetual agriculture or conservation easement or other effective mechanism to ensure that the area chosen as mitigation shall not be subject to loss of its prime farmland soils. Suitability of location shall be determined by the City Council. The aim shall be to protect and preserve prime farmland soils primarily within and contiguous to City boundaries, secondly within the Urban Land Use Element area, and thirdly within the larger Arroyo Grande Valley and La Cienega Valley within the Area of Environmental Concern. Other potential mitigation measures for loss of areas having prime farmland soils include payment of in-lieu fees or such other mitigation acceptable to the City Council.*
- *Ag1-4.3 Since prime farmland soils occur naturally and are geographically specific, the only means for mitigation to less than significant is preservation. The City's aim shall be to maintain contiguity of Ag and C/OS parcels and avoid fragmentation of areas having prime farmland soils. The City shall avoid development of prime farmland soil areas by directing growth potential to more suitable urban locations. Only after the imposition of available mitigation and consideration of alternatives to avoid the proposed action, may the City Council approve development on prime farmland soils subject to overriding considerations as permitted by California Government Code Section 15093.*

The original intent of General Plan policies, including Ag1-4, was to provide some flexibility on determining adequate mitigation to satisfy the goals and policies of the General Plan. General Plan Policy Ag1-4.2 specifically states that “other potential mitigation measures for loss of areas having prime farmland soils include payment of in-lieu fees or such other mitigation acceptable to the City Council.”

The following Municipal Code sections are also pertinent to the issue:

Section 16.04.070 Definitions – *“agricultural land or farmland” means those land areas of the county and/or city specifically designated or zoned as agriculture, agriculture preserve or agricultural general.*

CITY COUNCIL

**CONSIDERATION OF PRE-APPLICATION NO. 16-003 REGARDING AGRICULTURE
LAND CONVERSION MITIGATION; LOCATION - EAST CHERRY AVENUE;
APPLICANT – ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION
(AGVJWA)**

JULY 26, 2016

PAGE 5

“Agricultural mitigation land” means agricultural land encumbered by a farmland deed restriction, a farmland conservation easement or such other farmland conservation mechanism acceptable to the city.

Subsection 16.12.170 F.

Agricultural Land Conversion.

1. The city shall require agricultural mitigation by applicants for discretionary entitlements which will subdivide or change the use of land zoned agriculture or agriculture preserve to any non-agricultural use.

2. Agricultural mitigation shall be satisfied by:

a. Granting an agricultural conservation easement, a farmland deed restriction or other agricultural conservation mechanism to or for the benefit of the city and/or a qualifying entity approved by the city. Mitigation shall be required for that portion of the land which no longer will be designated or zoned agricultural land, including any portion of the land used for park and recreation purposes, that will 1) permanently protect prime agricultural and prime soils from development; 2) or will benefit preservation of agricultural land and operations through other means as determined by the city council. At least as many acres of prime agricultural land shall be protected as was changed to a non-agricultural use within city limits, or up to two times as many acres of agricultural land shall be protected outside the city but within the city's area of environmental concern, as was changed to a nonagricultural use, in order to mitigate the loss of agricultural land; or

b. In lieu of conserving agricultural land as provided above if the city council determines that the payment of in-lieu fees provide a superior opportunity to satisfy the goals and policies of the general plan, agricultural mitigation may be satisfied by the payment of a fee, established by the city council by resolution or through an enforceable agreement with the developer, based upon a farmland replacement factor of up to two-to-one (2:1) to be used for acquisition of a farmland conservation easement or farmland deed restriction. The in-lieu fee option must be approved by the city council. The fee shall be based upon current appraisal information for the acquisition of a conservation easement on replacement land plus all related city administrative and legal costs. The in-lieu fee, paid to the city, shall be used

**CITY COUNCIL
CONSIDERATION OF PRE-APPLICATION NO. 16-003 REGARDING AGRICULTURE
LAND CONVERSION MITIGATION; LOCATION - EAST CHERRY AVENUE;
APPLICANT – ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION
(AGVJWA)
JULY 26, 2016
PAGE 6**

for farmland mitigation purposes, with priority given to lands with prime agricultural soils located within the city; or

c. Other mitigation measures may be determined acceptable by the city council.

3. It is the intent of this program to work in a coordinated fashion with San Luis Obispo County and state agencies, and, therefore, farmland conservation easement areas may overlap partially or completely with habitat easement areas approved by the state department of fish and game. Up to twenty percent (20%) of the farmland conservation easement area may be enhanced for wildlife habitat purposes as per the requirements of the state department of fish and game and/or San Luis Obispo County management programs; payment of appropriate maintenance, processing or other fees may also be required.

4. Comparable Soils and Water Supply.

a. To the greatest extent possible, the agricultural mitigation land shall be comparable in soil quality with the agricultural land whose use is being changed to nonagricultural use.

b. The agricultural mitigation land shall have an adequate water supply to support agricultural use and the water supply on the agricultural mitigation land shall be protected in the agricultural conservation easement, the farmland deed restriction or other document evidencing the agricultural mitigation.

5. Eligible Lands. The first priority for agricultural mitigation land shall be farmland located within city limits. The second priority for agricultural mitigation shall be farmland located adjacent to city limits, and the third priority, farmland located within the city's area of environmental concern, as shown in the 2001 General Plan. The criteria for preferred locations or zones for agricultural mitigation land shall be determined by the city council after receiving input from the planning commission and San Luis Obispo County Agricultural Commissioner. In making their determination, the following factors shall be considered:

a. The preferred locations shall be compatible with the 2001 General Plan and the general plan of San Luis Obispo County.

**CITY COUNCIL
CONSIDERATION OF PRE-APPLICATION NO. 16-003 REGARDING AGRICULTURE
LAND CONVERSION MITIGATION; LOCATION - EAST CHERRY AVENUE;
APPLICANT – ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION
(AGVJWA)
JULY 26, 2016
PAGE 7**

b. The preferred locations shall include comparable soil types to that most likely to be lost due to proposed development.

c. Agricultural mitigation land consisting of contiguous parcels shall be preferred.

d. Land previously protected by a conservation easement of any nature or kind is not eligible to qualify as agricultural mitigation land.

6. Requirements of Instruments—Duration.

a. To qualify as an instrument encumbering agricultural mitigation land, all owners of the agricultural mitigation land shall execute the instrument.

b. The instrument shall be in recordable form and contain an accurate legal description setting forth the description of the agricultural mitigation land.

c. The instrument shall prohibit any activity, which substantially impairs or diminishes the agricultural productivity of the land, as determined by the planning commission.

d. The instrument shall protect the existing water rights and retain them with the agricultural mitigation land.

e. The applicant shall pay an agricultural mitigation fee to pay the costs of administering, monitoring and enforcing the instrument in an amount determined by city council.

f. Interests in agricultural mitigation land shall be held in trust by a qualifying entity and/or the city, in perpetuity. Except as provided in subsection (g) of this section, the qualifying entity or the city shall not sell, lease, or convey any interest in agricultural mitigation land which it shall acquire, except to continue agricultural uses in accordance with the encumbering instrument.

CITY COUNCIL

**CONSIDERATION OF PRE-APPLICATION NO. 16-003 REGARDING AGRICULTURE
LAND CONVERSION MITIGATION; LOCATION - EAST CHERRY AVENUE;
APPLICANT – ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION
(AGVJWA)**

JULY 26, 2016

PAGE 8

g. If judicial proceedings find that the public interests described in Chapter 16.28 of this title can no longer reasonably be fulfilled as to an interest acquired, the interest in the agricultural mitigation land may be extinguished through sale and the proceeds shall be used to acquire interests in other agricultural mitigation land in San Luis Obispo County, as approved by the city and provided in this chapter.

h. If any qualifying entity owning an interest in agricultural mitigation land ceases to exist, the duty to hold, administer, monitor and enforce the interest shall pass to the city or its designee.

i. Each qualifying entity shall monitor lands and easements it acquires under this chapter and shall review and monitor the implementation of the management and maintenance plans for these lands and easement areas.

The AGMC Section 16.12.170(B) requires that changing the land use designation from Agriculture to Mixed Use and the zoning designation from Agriculture to Village Mixed Use would require mitigation. However, given the history of this property of being used for residential, public assembly and cultural uses and not agricultural cultivation, and in consideration of proposed uses on the site that recognize and realize the historical use of the property, preliminary comments are being sought regarding the mitigation requirement.

ALTERNATIVES:

The following alternatives are presented for City Council consideration:

1. Provide preliminary comments and suggestions to the applicant regarding not requiring mitigation to convert the subject property from an Agricultural to a Mixed Use land use designation;
2. Provide preliminary comments and suggestions to the applicant regarding requiring mitigation to convert the subject property from an Agricultural to a Mixed Use land use designation; or
3. Provide direction to staff.

ADVANTAGES:

The applicant is currently seeking preliminary comments and suggestions from the City Council on whether mitigation is necessary to change the land use and zoning designations from Agricultural to Mixed Use and develop the site as a Japanese American Agricultural Legacy project. Not requiring agricultural conversion mitigation

**CITY COUNCIL
CONSIDERATION OF PRE-APPLICATION NO. 16-003 REGARDING AGRICULTURE
LAND CONVERSION MITIGATION; LOCATION - EAST CHERRY AVENUE;
APPLICANT – ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION
(AGVJWA)
JULY 26, 2016
PAGE 9**

will assist AGVJWA in developing the site as envisioned given the anticipated large cost associated with obtaining a conservation easement or paying an in-lieu fee.

DISADVANTAGES:

Not requiring agricultural conversion mitigation could be setting a precedent with other properties within the City currently designated Agriculture but not cultivated.

ENVIRONMENTAL REVIEW:

No environmental review is required for this item.

PUBLIC NOTIFICATION:

The Agenda was posted at City Hall on Thursday, July 21, 2016. The Agenda and staff report were posted on the City's website on Friday, July 22, 2016.

ATTACHMENTS:

1. Letter from AGVJWA dated July 13, 2016
2. Appendix A of the Draft East Cherry Avenue Specific Plan

July 13, 2016

To: City of Arroyo Grande, Community Development

Attention: Teresa McClish, Kelly Heffernon, John Rickenbach

From: Arroyo Grande Valley Japanese Association (AGVJWA) Representatives

Pre-Application Purpose:

Arroyo Grande Valley Japanese Welfare Association is requesting a determination regarding whether the historical community use of their 1.51 acre property, since the 1920s, and their proposed Japanese American Agricultural Legacy project can be considered adequate for agricultural mitigation purposes.

When the Arroyo Grande Valley Japanese Welfare Association purchased the property in the 1920s, the 1.51 acre property was the only developed parcel with two houses and accessory buildings, surrounded by open fields and orchards. Historical aerial photos starting in the 1940s provide evidence that this property was one of the few lots developed and not used for agricultural production.

The use of this property is well documented in the Draft Specific Plan, Appendix A. The property was bought as a place for the Japanese American farming families to gather as a community, not to farm, but as a place to meet, and was used as such until the 1960s. From the late 1960s to 2011 (when the last remaining building was burned by arson) the Boy Scouts and Judo Club rented the property from AGVJWA as a place to meet as a club and a place to hold martial arts practices and events.

In the *2001 General Plan*, specific requirements for agricultural resource protection was implemented by the City of Arroyo Grande in order to "Avoid and or mitigate loss of prime farmland soils and conserve non-prime Agriculture use and natural resource lands." During the public open sessions discussing the *2001 General Plan*, AGVJWA community members spoke, on the record, about their opposition of changing the AGVJWA property from mixed-use to agriculture. The oppositions were based on the property's historic uses, which are listed but which include residential (detached house), cultural (assembly building, schoolhouse) and outdoor recreational and cultural activities (baseball, weddings, judo etc.). Never was the property utilized for any farming/agricultural uses. The desire in making this request for this property is to retroactively correct the 2001 rezoning which removed all possible historic uses and further restricted the possibility for continuing the uses on the site as a valuable cultural asset to the local Japanese American families whose grandparents set up the property for the benefit of the local community. After close to one hundred years, our goal is to return the property back to its original intended use that can be enjoyed by our community and generations to come.

History of the Arroyo Grande Valley Japanese Welfare Association East Cherry Avenue Specific Plan Subarea 3



Excerpts from THE STORY OF JAPANESE PEOPLE AND THEIR CONTRIBUTION TO THE FARMING INDUSTRY IN ARROYO GRANDE, an article researched and written for Harvest Festival 1976 Edition by Kay T. Fukuhara, PhD, published on September 29, 1976 by Five Cities Time-Press-Recorder, Arroyo Grande, California. Edited in 2015 by Margaret Ikeda, niece of Kay T. Fukuhara.

Historical records show that Japanese people had settled in other parts of California prior to the turn of the 20th century. The earliest identifiable Japanese settler came to this region before 1903. Thereafter, entry of more Japanese to the Arroyo Grande valley began: first, as a trickle, then by multiples to eventually form an association of farmers spanning over a century. Now, in its fourth generation.

There is a common thread which weaves through the life of earliest settlers of all nationalities. That is life was severe, frugal, testy, and requiring unselfish arduous labor in their struggle for survival. The isolation, bleakness and loneliness, particularly plagued the women folk so far removed from their homeland.

The early arrivals were farmers and true pioneers. They cut down trees, filled the slews and crevices, cleared the wild growths, leveled the grounds, and dug wells for water. No modern conveniences existed and everything was done manually. Self-sufficiency was a necessity. A new comer was assisted in every way possible to help him establish himself and family. For they all needed each other not only at harvest time but also as neighbors and friends.

The women who came matched the determination of their men. They were stout-hearted and unafraid to work. They labored in the fields by day as well as running the household and feeding and caring for the family. Many of the women cooked for the boarding workers as well.

The pioneers were a religious lot and their faith gave them the hope and courage to endure the difficulties which lay ahead. They were also generous in support of the church and in promoting welfare of their people.

Of course, there were happy times too. The rewards and blessings were fruits of hard labor and well earned.

History of the Japanese and farming has two parts—namely, the pre-war era and the post-war period with WWII in-between. The former starts around 1902-3 to 1941-42, while the latter includes 1945 up to the present. WWII (1941 to 1945) created a catastrophe which cannot be ignored or left untold. It is a fact of history US martial law was declared which decreed eviction of all members of Japanese ancestry from the Pacific coast states. By spring of 1942, all farming operations by the Japanese people came to an abrupt halt, and mass evacuation of farmers and others began. Farms with crops were left abandoned and incalculable loss was suffered due to the purge and confinement in WRA (War Relocation Authority) camps. Camps

were located on Indian Reservations in Arizona, Colorado, Idaho, Utah, Wyoming, Arkansas, and at Tule Lake and Manzanar in California.

In 1945 before the war ended, evacuees were allowed to return here under the cover of WRA. The S. Kobara family was the first to return home in 1945. They opened their home for lodging to friends who came to evaluate conditions in the valley before returning with their families. Their acts of kindness are not forgotten. Then, in turn friends helped friends to resettle. Only a small percent of the original evacuees from this area returned. Most farmers leased land before the war, only those who owned land before WWII had a home in which to return.

The post-war era of farming was ushered in without fanfare. Those who returned, picked up the pieces and in time resumed farming anew. The farms which survived are identifiable. Fortunately, due to the influx of new faces and the growth of families, the vegetable growing business has revitalized and modernized strawberry farming has developed.

Finally, for now we end this story of the contribution of the people of Japanese ancestry to the farming industry of this area. Their contributions are reflections seen in:

- a) every plot of ground along the countryside enriched by Japanese labor, which made land arable and fit for tilling there,
- b) all the vegetables and fruits introduced by them for growing in this valley,
- c) the jobs created by the mere fact of farming,
- d) the creation of an industry,
- e) the number of people fed by their products,
- f) the stimulation to related businesses supported by farming,
- g) the economics of beneficiaries from recycled revenue,
- h) the taxes made available for collection, and
- i) the dignity of self-support.

On the human side, it is the story of a heritage of enterprise, industry, stamina, resilience, vitality, endurance, triumph, and of faith and goodwill to live here.

1920s

On January 25th, 1928, officers signed the Articles of Association for ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION. They purchased 1.5 acres with two existing houses and accessory buildings on the property. One house was used as a Japanese language school, the other house was the living quarters for the Japanese school sensei (teacher).

Founding officers: S. Kawaoka, T. Kumaki,
R.S. Kunitake, Hugh S. Dohi, K. Saruwatari

Excerpt from the original Articles of Association

The purpose for which it is formed were:

1. To promote the commercial, social, educational, and religious welfare of the members.
2. To own, lease and occupy houses, and to lease land for residential and commercial purposed to the extent authorized by law.
3. To own, conduct, operate, manage and control schools, places of worship, club houses, playgrounds, libraries, hospitals, sanatoriums, orphan asylums, homes for the aged, and other similar commercial, social, religious and philanthropic enterprises.



K. Saruwatari family

1930s

The site was a gathering place, a sanctuary for the local Japanese immigrant community. A place of assembly was needed for the growing Japanese farming community. Farmer Keisaku Fukuhara did well growing pole peas in the 1930s and donated \$1,500 to build a community hall in 1934. Weddings, funerals, church services, men's and women's clubs, baseball and basketball practice, judo, kendo, Japanese school, and community meals were held here.



Newspaper photo of the Japanese school & the newly built community hall (beyond).



Wedding



Men's club



Women's club



Japanese baseball team practice on the back of the site, with coach Vard Loomis.



Stone and Ayako Fujikawa wedding at the community hall, November 3, 1935. In the background from left to right, Japanese school house, guest house (in center), newly built community hall, basketball court and playground (far right).

1942

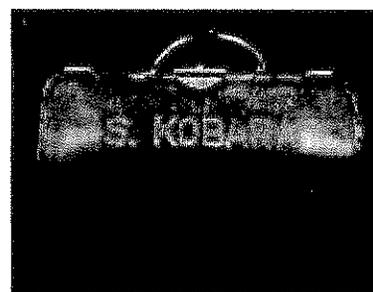
In 1942, the Japanese school and community hall became a temporary home for families that needed to move east of the wartime security demarcation line: first, all families of Japanese ancestry had to move east of Highway 1, then east of Highway 101. Later they were moved to central valley Assembly Centers before being moved to WRA incarceration camps. Many members stayed in the camp for the duration of the WWII.



Takaye Fukuhara's War Relocation ID card

1945

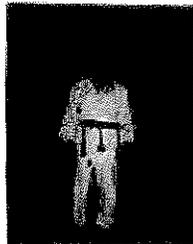
The S. Kobara family was the first to return to Arroyo Grande after WWII. The site becomes a central coordination point and shelter for those coming back from camps with no homes in which to return, or for those waiting for their home to be prepared for return.



Shigechika Kobara suitcase to camp #14440

1950s to 1960s

The site returned to its pre-war use as a Japanese school, a place for weddings, meeting space for clubs, judo, flower arranging, dance practice, social dances, and a variety of Japanese American community events and meals.



Nori Kawaoka
Judo teacher



Ikenobo Ikebana by
Sei Ikeda



Community outdoor barbecue.

1960s to 2011

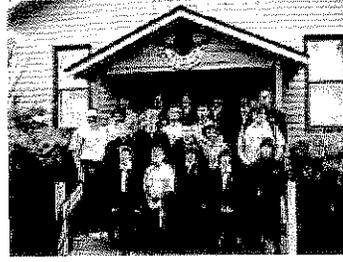
In the late 1960s, the Japanese American farming families were well integrated into the larger Arroyo Grande community. The site was used less and less. In 1968, Boy Scout Troop 413 became stewards of the site, and later with the Five-Cities Judo Dojo, until the community hall was burned down in 2011.



Community hall, 2008



Five-Cities Judo Dojo



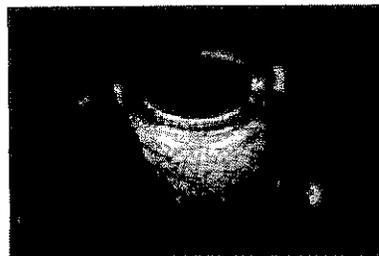
Boy Scout Troop 413



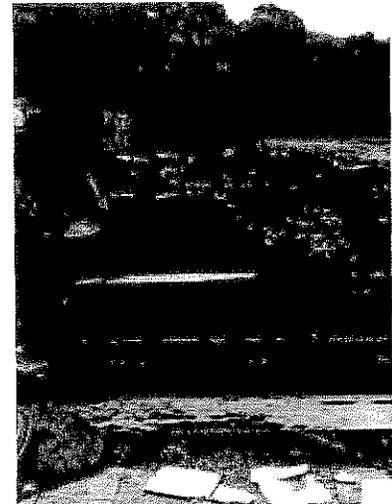
Cal Poly Ethic Studies students talk with
Japanese American community members
inside the hall, 2008.

2011

On May 1, 2011 at 4:30 am, the historical community hall was burned to the ground by an arsonist. A teapot, and other Japanese pottery and lacquer ware were found wrapped in linen amongst the ashes and charred wood. They were likely stored under the building's stage during the mass evacuation in 1942.



Teapot found in the ashes under the burned stage.



Stairs to the burned community hall.



MEMORANDUM

TO: CITY COUNCIL

FROM: TERESA MCCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: KELLY HEFFERNON, ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF ADOPTION OF RESOLUTIONS AND AGREEMENTS CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE INCORPORATED AREA OF THE CITY OF ARROYO GRANDE TO PARTICIPATE IN PROPERTY ASSESSED CLEAN ENERGY (PACE) PROGRAMS

DATE: JULY 26, 2016

RECOMMENDATION:

It is recommended the City Council:

1. Adopt a Resolution approving an amendment to the Western Riverside Council of Governments (WRCOG) Joint Powers Agreement (JPA) to add the City as an Associate Member in order to authorize the City's participation in the California Home Energy Renovation Opportunity (HERO) Program;
2. Adopt a Resolution to Join the California Home Finance Authority (CHFA) JPA as an Associate Member in order to authorize the City's participation in the CHFA SB 555 Community Facilities District (Ygrene Program); and
3. Adopt a Resolution to join the California Home Finance Authority (CHFA) JPA as an Associate Member in order to authorize the City's participation in the CHFA AB 811 Authority PACE Program (Ygrene Program).

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

No financial impact is projected with the recommended actions. The City will not have any administrative responsibilities, marketing or financial obligations associated with the PACE Programs.

BACKGROUND:

The Property Assessed Clean Energy (PACE) Program was created by Assembly Bill (AB) 811 in 2008 and amended by AB 474 in 2010. This legislation authorizes cities and counties to establish voluntary contractual assessment programs for the purpose of financing improvements that provide renewable energy sources, energy and water efficiency, and electric vehicle charging infrastructure. It establishes a vehicle to allow property owners to install energy efficient projects and repay those costs as a line item on their property tax bill. Pursuant to Chapter 29 of Division 7 of the Streets and Highways Code, assessments may be levied to finance renewable energy and energy efficiency improvements only with the willing consent of the property owner.

CITY COUNCIL

CONSIDERATION OF ADOPTION OF RESOLUTIONS AND AGREEMENTS CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE INCORPORATED AREA OF THE CITY OF ARROYO GRANDE TO PARTICIPATE IN PROPERTY ASSESSED CLEAN ENERGY (PACE) PROGRAMS

JULY 26, 2016

PAGE 2

CaliforniaFIRST was the original PACE financing program, which began with non-residential properties and later added residential properties as an eligible sector.

On January 12, 2010, the City Council adopted Resolution No. 4241 to participate in the CaliforniaFIRST AB 811 Solar and Energy Efficiency PACE Program (see Attachment 1 for Resolution). Most all of the cities within San Luis Obispo County adopted similar resolutions to participate in CaliforniaFIRST.

On June 2, 2015, the San Luis Obispo County Board of Supervisors directed County staff to circulate a Request for Proposal (RFP) to ultimately select the most qualified PACE providers for the County. A selection committee was formed to review and score each proposal received based on a standardized set of criteria. Interviews were conducted and other counties and cities were contacted regarding their experience and satisfaction with those PACE administrators. The selection committee recommended three (3) PACE administrators, since having multiple qualified providers promotes a more competitive market that maximizes the options available to property owners.

On November 17, 2015 the Board of Supervisors adopted resolutions that added the County as an Associate Member to Joint Powers Agreements in order to authorize properties within the unincorporated areas of the County to participate in CaliforniaFIRST, HERO, and the Ygrene PACE financing programs.

On May 6, 2016 the County of San Luis Obispo provided a letter to the City regarding the PACE Program including a status of adopted PACE Programs of incorporated jurisdictions within the County (see Attachment 2). As discussed below, City participation in the HERO and Ygrene PACE financing programs is through becoming Associate Members of the Western Riverside Council of Governments JPA and the California Home Finance Authority JPA.

ANALYSIS OF ISSUES:

PACE Program Overview

Property Assessed Clean Energy (PACE) is a simple and effective way to finance energy efficiency, renewable energy, and water conservation upgrades to buildings. PACE can pay for new heating and cooling systems, lighting improvements, solar panels, water pumps, insulation, and more for almost any property – homes, commercial, industrial, non-profit, and agricultural.

The CaliforniaFIRST, HERO, and Ygrene PACE Programs, authorized by the Board of Supervisors, would allow property owners in San Luis Obispo County and other participating cities to finance renewable energy, energy and water efficiency improvements, and electric vehicle charging infrastructure on their property. If a

CITY COUNCIL

**CONSIDERATION OF ADOPTION OF RESOLUTIONS AND AGREEMENTS
CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE INCORPORATED
AREA OF THE CITY OF ARROYO GRANDE TO PARTICIPATE IN PROPERTY
ASSESSED CLEAN ENERGY (PACE) PROGRAMS**

JULY 26, 2016

PAGE 3

property owner chooses to participate, the installed improvements will be financed by the issuance of bonds by a joint powers authority, and will be collected together with property taxes. The bonds are secured by a voluntary contractual assessment levied on such owner's property, with no resources from the local government or other participating jurisdictions. Depending on the specific PACE Program, this financing is available for eligible improvements on both residential and non-residential properties.

PACE financing programs can be set up and administered under the following statutory frameworks:

1. The Improvement Act of 1911 (Improvement Act) as amended by AB 811, or
2. The Mell-Roos Act as amended by SB 555

Although SB 555 and AB 811 PACE Program methods accomplish the same purpose, several important statutory and structural differences exist between program methods that operate under these statutes.

AB 811 allows for the formation of assessment districts to provide for the financing of clean energy and water conservation improvements on commercial and residential properties. The CaliforniaFIRST and HERO Programs all involve assessment districts formed pursuant to AB 811. However, CaliforniaFIRST was originally authorized to provide PACE Programs to City of Arroyo Grande property owners pursuant to Chapter 29 of Division 7 of the Streets & Highways Code and the issuance of improvement bonds under the Improvement Bond Act of 1915.

SB 555 authorizes the formation of Community Facilities Districts (CFDs) to finance the acquisition, installation and improvement of energy efficiency, water conservation and renewable energy systems on real property. Under SB 555, parcels are annexed into the district with each participating owner consenting in writing to the annexation. As with AB 811 method, a special tax to repay project financing is then levied against the property owner. The Ygrene Program involves annexation into a CFD.

As stated above, participation in the HERO and Ygrene Programs both require that the City must become an Associate Member of their Joint Powers Authorities. There are no dues or other costs for the City associated with membership.

Federal Housing Finance Agency (FHFA) – Fannie Mae/Freddie Mac

The FHFA concerns regarding PACE lien priority remains, because as a local assessment, the lien would be superior to Fannie Mae/Freddie Mac's mortgage interest. Due to this objection, on August 31, 2010, mortgage originators were informed that the FHFA would not be purchasing any mortgages with PACE liens. In 2014, in response to FHFA concerns, the State of California established a loan loss reserve fund for

CITY COUNCIL

CONSIDERATION OF ADOPTION OF RESOLUTIONS AND AGREEMENTS CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE INCORPORATED AREA OF THE CITY OF ARROYO GRANDE TO PARTICIPATE IN PROPERTY ASSESSED CLEAN ENERGY (PACE) PROGRAMS

JULY 26, 2016

PAGE 4

residential PACE Programs to provide a level of risk mitigation. Although the loan loss reserve fund has been established and there has been a lack of related adverse consequences experienced by ongoing programs, the FHFA's position has not changed.

Staff recognizes that risks to individual homeowners remain because FHFA has not changed its stated policy that Fannie Mae and Freddie Mac should not purchase mortgages on properties encumbered by residential PACE Programs. PACE providers have the responsibility to disclose the risks to prospective participants so that they can decide whether or not to participate and the program administrators will execute an indemnification and insurance agreement.

Given the establishment of the State's PACE Loss Reserve Program as well as the success of PACE Programs statewide, staff recommends that the City continue expanding PACE opportunities in Arroyo Grande by adopting the resolutions authorizing the recommended PACE Programs.

PACE Program Benefits

- Savings: Energy and water savings are possible depending on the improvements financed.
- Eligibility: Property owners can choose to participate in the program at their discretion. Improvements and properties must meet eligibility criteria in order to qualify for financing.
- Payment obligation stays with the property: The voluntary contractual assessment stays with the property upon transfer of ownership. Certain residential conforming mortgage providers will, however, require the assessment be paid off at the time the property is refinanced or sold.
- Prepayment option: The property owner can choose to pay off the assessments at any time, subject to applicable prepayment penalties.

Potential Benefits to the City

- Potential greenhouse gas (GHG) emission reduction and economic benefits resulting from increased energy and water conservation by residents and businesses. The PACE Program would help meet the GHG reduction goals of the City's Climate Action Plan (CAP).
- Local job creation.
- The City is not obligated to repay the bonds or to pay any delinquent assessments levied on the participating properties.
- All PACE Program and assessment administration, bond issuance and bond administration functions are handled by the PACE Program administrators

**CITY COUNCIL
CONSIDERATION OF ADOPTION OF RESOLUTIONS AND AGREEMENTS
CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE INCORPORATED
AREA OF THE CITY OF ARROYO GRANDE TO PARTICIPATE IN PROPERTY
ASSESSED CLEAN ENERGY (PACE) PROGRAMS
JULY 26, 2016
PAGE 5**

(CaliforniaFIRST, HERO, and Ygrene). Little, if any, City staff time is needed to participate in the PACE Program.

- Adding additional PACE financing programs increases financing options for City residents and businesses.

The proposed resolutions would enable the recommended PACE Programs to be offered to the owners of property located within the City who wish to participate.

PACE Programs

CaliforniaFIRST Program

The California Statewide Communities Development Authority (CSCDA) is a statewide JPA formed by the California State Associations of Counties and the League of California Cities. The City is a member of CSCDA.

CSCDA's PACE Program is known as CaliforniaFIRST and is administered by Renewable Funding. CSCDA uses an open market source of funding to finance the loans made to property owners. Under this model, the property owner arranges the financing with a private lender.

In 2010, CSCDA suspended launch of the CaliforniaFIRST residential program due to the FHFA issues discussed above, but moved forward with its commercial program. In 2014, CaliforniaFIRST launched its residential program after developing underwriting standards and disclosures in an effort to address the risks related to residential PACE, and the State of California's establishment of a loan loss reserve fund for residential PACE Programs to provide a reduced level of risk.

As mentioned above, the City adopted Resolution No. 4241 in 2010 to participate in the CaliforniaFIRST Program. There is no other City Council action needed at this time to continue offering this program to residents.

HERO Program

Western Riverside Council of Governments (WRCOG) is a joint exercise of powers authority established pursuant to Chapter 5 of Division 7, Title 1 of the Government Code of the State of California and the Joint Powers Agreement entered into on April 1, 1991, as amended from time to time.

WRCOG's PACE Program is known as HERO and is administered by Renovate America, Inc. The HERO Program finances installation of renewable energy, energy or water efficiency products, or electric charging infrastructure that are permanently fixed to a property owner's real property. The program is available for eligible improvements on both residential and non-residential properties.

CITY COUNCIL

**CONSIDERATION OF ADOPTION OF RESOLUTIONS AND AGREEMENTS
CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE INCORPORATED
AREA OF THE CITY OF ARROYO GRANDE TO PARTICIPATE IN PROPERTY
ASSESSED CLEAN ENERGY (PACE) PROGRAMS**

JULY 26, 2016

PAGE 6

The HERO Program is similar to the CaliforniaFIRST Program in that the bonds are secured by voluntary contractual assessment levied on such owner's property, with no recourse to the City or other participating jurisdictions.

Property owner participation is completely voluntary. Property owners who wish to participate in the Program agree to repay the amount borrowed through the voluntary contractual assessment collected together with their property taxes. The Contractual Subordination enables there to be a process that does not hinder a sale or refinance of a home (See Attachment 3 for more information about the HERO Program).

For the City to participate in this program, a resolution must be adopted approving an amendment to the Western Riverside Council of Governments (WRCOG) Joint Powers Agreement to add the City as an Associate Member (this is the first resolution included with this staff report).

Ygrene Program

California Home Finance Authority (CHFA), which is in the process of formally changing its name to Golden State Finance Authority, is a joint powers authority established pursuant to Government Code Section 6500 et seq. (the "Act"), and the Joint Power Agreement entered into on July 1, 1993, as amended from time to time. (See Attachment 4 for more information about the Ygrene Program).

CHFA has established PACE financing for residential, commercial, industrial and agricultural properties to address high upfront costs for property owners who wish to improve their properties through installation of measures that will generate renewable energy, reduce their energy and water use, or provide seismic upgrades. These improvements are performed by local businesses. By offering low cost financing, CHFA's PACE programs allow construction of these projects to proceed and in the process, stimulate building activity and the overall local economy, reduce peak energy demand, increase property values, and generate savings on utility bills for property owners.

CHFA contracts with Ygrene Energy Fund CA, LLC (Ygrene) to serve as the program administrator and to operate Ygrene Works for California PACE financing program. CHFA sought and has completed the process of validation for both the SB 555 and the AB 811 programs, as described above with the Superior Court for the County of Sacramento. As of 2015, the CHF SB 555 PACE Program was fully operational.

Although CHFA is implementing only the SB 555 PACE Program at this time, CHFA chose to form, validate and maintain both the SB 555 and AB 811 program offerings to

**CITY COUNCIL
CONSIDERATION OF ADOPTION OF RESOLUTIONS AND AGREEMENTS
CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE INCORPORATED
AREA OF THE CITY OF ARROYO GRANDE TO PARTICIPATE IN PROPERTY
ASSESSED CLEAN ENERGY (PACE) PROGRAMS
JULY 26, 2016
PAGE 7**

ensure that the Ygrene Program remains an innovative, cost effective and secure PACE Program option for property owners in California.

Should market conditions, consumer demand/or legislative changes affect one PACE Program more than another, CHFA would have the flexibility to offer the program that best supports CHFA's vision of service without any interruption to participating counties and cities and their property owners. CHFA intends to maximize the benefits of both program offerings.

To support a more competitive marketplace, staff is recommending that Council adopt two (2) resolutions that would authorize CHFA to offer both PACE Program models under the Ygrene Program:

1. The first resolution authorizes the City to join the JPA as an Associate Member and permits property owners within the incorporated areas of the City to participate in the CHFA SB 555 Community Facilities District.
2. The second resolution authorizes the City to join the JPA as an Associate Member and permits property owners within the incorporated areas of the City to participate in the CHFA AB 811 Authority PACE Program.

Each resolution also authorizes CHFA (1) to accept applications from property owners within the City's incorporated area to finance authorized improvements; and (2) to conduct proceedings and levy special taxes or contractual assessments, as applicable, on the property of participating owners. These are the second and third resolutions included with this staff report.

ADVANTAGES:

Consenting to the inclusion of properties within the City to participate in the PACE Program does not require significant additional staff time or City funds. Because these are all turnkey PACE financing mechanisms, it saves time and resources for local jurisdictions in developing a standalone program. PACE Programs also provide an opportunity for property owners to make affordable energy and water saving improvements that otherwise would not be attainable. The more residents save energy and water, the closer the City is in meeting its Climate Action Plan goals.

For property owners, the property tax assessment financing has no upfront costs, allowing many to move forward with the energy improvements right away. The bi-annual payment is the only cost, which provides protection from inflating energy rates and market fluctuations. The improvements add property value, and payments and system ownership can be transferred to the new property owner when the property is sold.

**CITY COUNCIL
CONSIDERATION OF ADOPTION OF RESOLUTIONS AND AGREEMENTS
CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE INCORPORATED
AREA OF THE CITY OF ARROYO GRANDE TO PARTICIPATE IN PROPERTY
ASSESSED CLEAN ENERGY (PACE) PROGRAMS
JULY 26, 2016
PAGE 8**

DISADVANTAGES:

The overall savings potential is less than if a property owner was to pay upfront in cash for the improvements. As with most financing plans, there is a premium paid for paying back the costs overtime. By owning the improvement or system, the property owner is responsible for all maintenance costs. There is also the potential issue regarding selling a property encumbered with an additional lien against the property.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

- Adopt the resolutions;
- Modify and adopt the resolutions;
- Provide direction to staff

ENVIRONMENTAL REVIEW:

This activity is not a Project as defined in CEQA Guidelines Section 1537(b)(5). Based on this Section, the activity does not meet the definition of a "Project" and would therefore not be subject to CEQA pursuant to Section 15060(c)(3) of the State CEQA Guidelines.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted in front of City Hall on Thursday, July 21, 2016. The Agenda and staff report were posted on the City's website on Friday, July 22, 2016. No public comments were received.

Attachments:

1. City Council Resolution No. 4241
2. Letter from San Luis Obispo County to the City of Arroyo Grande dated May 6, 2016 regarding the PACE Program
3. Additional Information Regarding the HERO Program
4. Additional Information Regarding the Ygrene Program

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE, CALIFORNIA, CONSENTING TO INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION IN THE CALIFORNIA HERO PROGRAM TO FINANCE DISTRIBUTED GENERATION RENEWABLE ENERGY SOURCES, ENERGY AND WATER EFFICIENCY IMPROVEMENTS AND ELECTRIC VEHICLE CHARGING INFRASTRUCTURE AND APPROVING THE AMENDMENT TO A CERTAIN JOINT POWERS AGREEMENT RELATED THERETO

WHEREAS, the Western Riverside Council of Governments (“Authority”) is a joint exercise of powers authority established pursuant to Chapter 5 of Division 7, Title 1 of the Government Code of the State of California (Section 6500 and following) (the “Act”) and the Joint Power Agreement entered into on April 1, 1991, as amended from time to time (the “Authority JPA”); and

WHEREAS, Authority has established the California HERO Program to provide for the financing of renewable energy distributed generation sources, energy and water efficiency improvements and electric vehicle charging infrastructure (the “Improvements”) pursuant to Chapter 29 of the Improvement Bond Act of 1911, being Division 7 of the California Streets and Highways Code (“Chapter 29”) within counties and cities throughout the State of California that elect to participate in such program; and

WHEREAS, the City of Arroyo Grande (the “City”) is committed to development of renewable energy sources and energy efficiency improvements, reduction of greenhouse gases, protection of our environment, and reversal of climate change; and

WHEREAS, in Chapter 29, the Legislature has authorized cities and counties to assist property owners in financing the cost of installing Improvements through a voluntary contractual assessment program; and

WHEREAS, installation of such Improvements by property owners within the jurisdictional boundaries of the counties and cities that are participating in the California HERO Program would promote the purposes cited above; and

WHEREAS, the City wishes to provide innovative solutions to its property owners to achieve energy and water efficiency and independence, and in doing so cooperate with Authority in order to efficiently and economically assist property owners the City in financing such Improvements; and

WHEREAS, Authority has established the California HERO Program, which is such a voluntary contractual assessment program, as permitted by the Act, the Authority JPA, originally made and entered into April 1, 1991, as amended to date, and the Amendment to Joint Powers Agreement Adding the City of Arroyo Grande as an Associate Member of the Western Riverside Council of Governments to Permit the Provision of Property Assessed Clean Energy (PACE) Program Services within the City

RESOLUTION NO.

PAGE 2

(the "JPA Amendment"), by and between Authority and the City, a copy of which is attached as Exhibit "A" hereto, to assist property owners within the jurisdiction of the City in financing the cost of installing Improvements; and

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings; the levy and collection of assessments or any required remedial action in the case of delinquencies in the payment of any assessments or the issuance, sale or administration of any bonds issued in connection with the California HERO Program.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. This City Council finds and declares that properties in the City's incorporated area will be benefited by the availability of the California HERO Program to finance the installation of the Improvements.

2. This City Council consents to inclusion in the California HERO Program of all of the properties in the jurisdictional boundaries of the City and to the Improvements, upon the request by and voluntary agreement of owners of such properties, in compliance with the laws, rules and regulations applicable to such program; and to the assumption of jurisdiction thereover by Authority for the purposes thereof.

3. The consent of this City Council constitutes assent to the assumption of jurisdiction by Authority for all purposes of the California HERO Program and authorizes Authority, upon satisfaction of the conditions imposed in this resolution, to take each and every step required for or suitable for financing the Improvements, including the levying, collecting and enforcement of the contractual assessments to finance the Improvements and the issuance and enforcement of bonds to represent such contractual assessments.

4. This City Council hereby approves the JPA Amendment and authorizes the execution thereof by appropriate City officials.

5. City staff is authorized and directed to coordinate with Authority staff to facilitate operation of the California HERO Program within the City, and report back periodically to this City Council on the success of such program.

6. This Resolution shall take effect immediately upon its adoption. The City Clerk is directed to send a certified copy of this resolution to the Secretary of the Authority Executive Committee.

RESOLUTION NO.
PAGE 3

On motion of Council Member _____, seconded by Council Member _____, and on
the following roll call vote, to wit:

AYES:
NOES:
ABSENT:

the foregoing Resolution was passed and adopted this 26th day of July, 2016.

JIM HILL, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

GEOFF ENGLISH, ACTING CITY MANAGER

APPROVED AS TO FORM:

HEATHER WHITHAM, CITY ATTORNEY

EXHIBIT A

**AMENDMENT TO THE JOINT POWERS AGREEMENT
ADDING CITY OF ARROYO GRANDE AS AN ASSOCIATE
MEMBER OF THE WESTERN RIVERSIDE COUNCIL OF
GOVERNMENTS TO PERMIT THE PROVISION OF
PROPERTY ASSESSED CLEAN ENERGY (PACE)
PROGRAM SERVICES WITHIN SUCH CITY**

This Amendment to the Joint Powers Agreement (“JPA Amendment”) is made and entered into on the ___ day of _____, 2016, by City of Arroyo Grande (“City”) and the Western Riverside Council of Governments (“Authority”) (collectively the “Parties”).

RECITALS

WHEREAS, Authority is a joint exercise of powers authority established pursuant to Chapter 5 of Division 7, Title 1 of the Government Code of the State of California (Section 6500 and following) (the “Joint Exercise of Powers Act”) and the Joint Power Agreement entered into on April 1, 1991, as amended from time to time (the “Authority JPA”); and

WHEREAS, as of October 1, 2012, Authority had 18 member entities (the “Regular Members”).

WHEREAS, Chapter 29 of the Improvement Act of 1911, being Division 7 of the California Streets and Highways Code (“Chapter 29”) authorizes cities, counties, and cities and counties to establish voluntary contractual assessment programs, commonly referred to as a Property Assessed Clean Energy (“PACE”) program, to fund certain renewable energy sources, energy and water efficiency improvements, and electric vehicle charging infrastructure (the “Improvements”) that are permanently fixed to residential, commercial, industrial, agricultural or other real property; and

WHEREAS, Authority has established a PACE program designated as the “California HERO Program” pursuant to Chapter 29 which authorizes the implementation of such PACE financing program for cities and counties throughout the state; and

WHEREAS, City desires to allow owners of property within its jurisdiction to participate in the California HERO Program and to allow Authority under Chapter 29, as it is now enacted or may be amended hereafter, to finance Improvements to be installed on such properties; and

WHEREAS, this JPA Amendment will permit City to become an Associate Member of Authority and to participate in California HERO Program for the purpose of facilitating the implementation of such program within the jurisdiction of City; and

RESOLUTION NO.

PAGE 6

WHEREAS, pursuant to the Joint Exercise of Powers Act, the Parties are approving this JPA Agreement to allow for the provision of PACE services through the California HERO Program, including the operation of such PACE financing program, within the incorporated territory of City; and

WHEREAS, the JPA Amendment sets forth the rights, obligations and duties of City and Authority with respect to the implementation of the California HERO Program within the incorporated territory of City.

MUTUAL UNDERSTANDINGS

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions hereinafter stated, the Parties hereto agree as follows:

A. JPA Amendment.

1. The Authority JPA. City agrees to the terms and conditions of the Authority JPA, attached.

2. Associate Membership. By adoption of this JPA Amendment, City shall become an Associate Member of Authority on the terms and conditions set forth herein and the Authority JPA and consistent with the requirements of the Joint Exercise of Powers Act. The rights and obligations of City as an Associate Member are limited solely to those terms and conditions expressly set forth in this JPA Amendment for the purposes of implementing the California HERO Program within the incorporated territory of City. Except as expressly provided for by the this JPA Amendment, City shall not have any rights otherwise granted to Authority's Regular Members by the Authority JPA, including but not limited to the right to vote on matters before the Executive Committee or the General Assembly, the right to amend or vote on amendments to the Authority JPA, and the right to sit on committees or boards established under the Authority JPA or by action of the Executive Committee or the General Assembly, including, without limitation, the General Assembly and the Executive Committee. City shall not be considered a member for purposes of Section 9.1 of the Authority JPA.

3. Rights of Authority. This JPA Amendment shall not be interpreted as limiting or restricting the rights of Authority under the Authority JPA. Nothing in this JPA Amendment is intended to alter or modify Authority Transportation Uniform Mitigation Fee (TUMF) Program, the PACE Program administered by Authority within the jurisdictions of its Regular Members, or any other programs administered now or in the future by Authority, all as currently structured or subsequently amended.

B. Implementation of California HERO Program within City Jurisdiction.

1. Boundaries of the California HERO Program within City Jurisdiction. The boundaries within which contractual assessments may be entered into under the California HERO Program (the "Program Boundaries") shall include the entire incorporated territory of City.

2. Determination of Eligible Improvements. Authority shall determine the types of distributed generation renewable energy sources, energy efficiency or water conservation improvements, electric vehicle charging infrastructure or such other improvements as may be authorized pursuant to Chapter 29 (the "Eligible Improvements") that will be eligible to be financed under the California HERO Program.

3. Implementation of California HERO Program Within the Program Boundaries. Authority will undertake such proceedings pursuant to Chapter 29 as shall be legally necessary to enable Authority to make contractual financing of Eligible Improvements available to eligible property owners within the Program Boundaries.

4. Financing the Installation of Eligible Improvements. Authority shall implement its plan for the financing of the purchase and installation of the Eligible Improvements under the California HERO Program within the Program Boundaries.

5. Ongoing Administration. Authority shall be responsible for the ongoing administration of the California HERO Program, including but not limited to producing education plans to raise public awareness of the California HERO Program, soliciting, reviewing and approving applications from residential and commercial property owners participating in the California HERO Program, establishing contracts for residential, commercial and other property owners participating in such program, levying and collecting assessments due under the California HERO Program, taking any required remedial action in the case of delinquencies in such assessment payments, adopting and implementing any rules or regulations for the California HERO Program, and providing reports as required by Chapter 29.

City will not be responsible for the conduct of any proceedings required to be taken under Chapter 29; the levy or collection of assessments or any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of any bonds issued in connection with the California HERO Program.

6. Phased Implementation. The Parties recognize and agree that implementation of the California HERO Program as a whole can and may be phased as additional other cities and counties execute similar agreements. City entering into this JPA Amendment will obtain the benefits of and incur the obligations imposed by this JPA Amendment in its jurisdictional area, irrespective of whether cities or counties enter into similar agreements.

C. Miscellaneous Provisions.

1. Withdrawal. Authority may withdraw from this JPA Amendment upon six (6) months written notice to the other party; provided, however, there is no outstanding indebtedness of Authority within City. The provisions of Section 6.2 of the Authority JPA shall not apply to City under this JPA Amendment. Notwithstanding the foregoing, City may withdraw, either temporarily or permanently, from its participation in the California HERO Program or either the residential or commercial component of the California HERO Program upon thirty (30) written notice to WRCOG without liability to the Authority or any affiliated entity. City withdrawal from such participation shall not affect the validity of any voluntary assessment contracts (a) entered prior to the date of such withdrawal or (b) entered into after the date of such withdrawal so long as the applications for such voluntary assessment contracts were submitted to and approved by WRCOG prior to the date of City's notice of withdrawal.

2. Mutual Indemnification and Liability. Authority and City shall mutually defend, indemnify and hold the other party and its directors, officials, officers, employees and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, to property or persons, including wrongful death, to the extent arising out of the willful misconduct or negligent acts, errors or omissions of the indemnifying party or its directors, officials, officers, employees and agents in connection with the California HERO Program administered under this JPA Amendment, including without limitation the payment of expert witness fees and attorneys fees and other related costs and expenses, but excluding payment of consequential damages. Without limiting the foregoing, Section 5.2 of the Authority JPA shall not apply to this JPA Amendment. In no event shall any of Authority's Regular Members or their officials, officers or employees be held directly liable for any damages or liability resulting out of this JPA Amendment.

3. Environmental Review. Authority shall be the lead agency under the California Environmental Quality Act for any environmental review that may required in implementing or administering the California HERO Program under this JPA Amendment.

4. Cooperative Effort. City shall cooperate with Authority by providing information and other assistance in order for Authority to meet its obligations hereunder. City recognizes that one of its responsibilities related to the California HERO Program will include any permitting or inspection requirements as established by City.

5. Notice. Any and all communications and/or notices in connection with this JPA Amendment shall be either hand-delivered or sent by United States first class mail, postage prepaid, and addressed as follows:

RESOLUTION NO.

PAGE 9

Authority:

Western Riverside Council of Governments
4080 Lemon Street, 3rd Floor. MS1032
Riverside, CA 92501-3609
Att: Executive Director

City:

Kelly Wetmore, City Clerk
City of Arroyo Grande
300 E. Branch Street
Arroyo Grande, CA 93420

6. Entire Agreement. This JPA Amendment, together with the Authority JPA, constitutes the entire agreement among the Parties pertaining to the subject matter hereof. This JPA Amendment supersedes any and all other agreements, either oral or in writing, among the Parties with respect to the subject matter hereof and contains all of the covenants and agreements among them with respect to said matters, and each Party acknowledges that no representation, inducement, promise of agreement, oral or otherwise, has been made by the other Party or anyone acting on behalf of the other Party that is not embodied herein.

7. Successors and Assigns. This JPA Amendment and each of its covenants and conditions shall be binding on and shall inure to the benefit of the Parties and their respective successors and assigns. A Party may only assign or transfer its rights and obligations under this JPA Amendment with prior written approval of the other Party, which approval shall not be unreasonably withheld.

8. Attorney's Fees. If any action at law or equity, including any action for declaratory relief is brought to enforce or interpret the provisions of this Agreement, each Party to the litigation shall bear its own attorney's fees and costs.

9. Governing Law. This JPA Amendment shall be governed by and construed in accordance with the laws of the State of California, as applicable.

10. No Third Party Beneficiaries. This JPA Amendment shall not create any right or interest in the public, or any member thereof, as a third party beneficiary hereof, nor shall it authorize anyone not a Party to this JPA Amendment to maintain a suit for personal injuries or property damages under the provisions of this JPA Amendment. The duties, obligations, and responsibilities of the Parties to this JPA Amendment with respect to third party beneficiaries shall remain as imposed under existing state and federal law.

RESOLUTION NO.

PAGE 10

11. Severability. In the event one or more of the provisions contained in this JPA Amendment is held invalid, illegal or unenforceable by any court of competent jurisdiction, such portion shall be deemed severed from this JPA Amendment and the remaining parts of this JPA Amendment shall remain in full force and effect as though such invalid, illegal, or unenforceable portion had never been a part of this JPA Amendment.

12. Headings. The paragraph headings used in this JPA Amendment are for the convenience of the Parties and are not intended to be used as an aid to interpretation.

13. Amendment. This JPA Amendment may be modified or amended by the Parties at any time. Such modifications or amendments must be mutually agreed upon and executed in writing by both Parties. Verbal modifications or amendments to this JPA Amendment shall be of no effect.

14. Effective Date. This JPA Amendment shall become effective upon the execution thereof by the Parties hereto.

IN WITNESS WHEREOF, the Parties hereto have caused this JPA Amendment to be executed and attested by their officers thereunto duly authorized as of the date first above written.

[SIGNATURES ON FOLLOWING PAGE]

WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS

By: _____

Date:_____

Name:_____

Title: _____

CITY OF ARROYO GRANDE

By: _____

Date:_____

Name:_____

Title: _____

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE, CALIFORNIA CONSENTING TO INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION IN THE CALIFORNIA HOME FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2014-1 (CLEAN ENERGY) TO FINANCE RENEWABLE ENERGY IMPROVEMENTS, ENERGY EFFICIENCY AND WATER CONSERVATION IMPROVEMENTS AND ELECTRIC VEHICLE CHARGING INFRASTRUCTURE AND APPROVING ASSOCIATE MEMBERSHIP IN THE JOINT EXERCISE OF POWERS AUTHORITY RELATED THERETO

Recitals

WHEREAS, the California Home Finance Authority, a California joint powers authority, (the "Authority") has established the Community Facilities District No. 2014-1 (Clean Energy) in accordance with the Mello-Roos Community Facilities Act, set forth in sections 53311 through 53368.3 of the California Government Code (the "Act") and particularly in accordance with sections 53313.5(l) and 53328.1(a) (the "District"); and

WHEREAS, the purpose of the District is to finance or refinance (including the payment of interest) the acquisition, installation, and improvement of energy efficiency, water conservation, renewable energy and electric vehicle charging infrastructure improvements permanently affixed to private or publicly-owned real property (the "Authorized Improvements"); and

WHEREAS, the Authority is in the process of amending the Authority Joint Powers Agreement (the "Authority JPA") to formally change its name to the Golden State Finance Authority; and

WHEREAS, the City of Arroyo Grande is committed to development of renewable energy generation and energy efficiency improvements, reduction of greenhouse gases, and protection of the environment; and

WHEREAS, in the Act, the Legislature has authorized a parcel within the territory of the District to annex to the District and be subject to the special tax levy of the District only (i) if the city or county within which the parcel is located has consented, by the adoption of a resolution by the applicable city council or county board of supervisors, to the inclusion of parcels within its boundaries in the District and (ii) with the unanimous written approval of the owner or owners of the parcel when it is annexed (the "Unanimous Approval Agreement"), which, as provided in section 53329.6 of the Act, shall constitute the election required by the California Constitution; and

WHEREAS, the City wishes to provide innovative solutions to its property owners to achieve energy efficiency and water conservation and in doing so cooperate with

RESOLUTION NO.

PAGE 2

Authority in order to efficiently and economically assist property owners the City in financing such Authorized Improvements; and

WHEREAS, the Authority has established the District, as permitted by the Act, the Authority JPA, originally made and entered into July 1, 1993, as amended to date, and the City, desires to become an Associate Member of the JPA by execution of the JPA Agreement, a copy of which is attached as Exhibit "A" hereto, to participate in the programs of the JPA and, to assist property owners within the incorporated area of the City in financing the cost of installing Authorized Improvements; and

WHEREAS, the City will not be responsible for the conduct of any special tax proceedings; the levy and collection of special taxes or any required remedial action in the case of delinquencies in the payment of any special taxes in connection with the District.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. This City Council finds and declares that properties in the City's incorporated area will be benefited by the availability of the Authority CFD No. 2014-1 (Clean Energy) to finance the installation of the Authorized Improvements.

2. This City Council consents to inclusion in the Authority CFD No. 2014-1 (Clean Energy) of all of the properties in the incorporated area within the City and to the Authorized Improvements, upon the request of and execution of the Unanimous Approval Agreement by the owners of such properties when such properties are annexed, in compliance with the laws, rules and regulations applicable to such program; and to the assumption of jurisdiction thereover by Authority for the purposes thereof.

3. The consent of this City Council constitutes assent to the assumption of jurisdiction by Authority for all purposes of the Authority CFD No. 2014-1 (Clean Energy) and authorizes Authority, upon satisfaction of the conditions imposed in this resolution, to take each and every step required for or suitable for financing the Authorized Improvements.

4. This City Council hereby approves joining the JPA as an Associate Member and authorizes the execution by appropriate City officials of any necessary documents to effectuate such membership.

5. City staff is authorized and directed to coordinate with Authority staff to facilitate operation of the Authority CFD No. 2014-1 (Clean Energy) within the City, and report back periodically to this City Council on the success of such program.

6. This Resolution shall take effect immediately upon its adoption. The City Clerk is directed to send a certified copy of this resolution to the Secretary of the Authority.

RESOLUTION NO.
PAGE 3

On motion of Council Member _____, seconded by Council Member _____, and on
the following roll call vote, to wit:

AYES:
NOES:
ABSENT:

the foregoing Resolution was passed and adopted this 26th day of July, 2016.

**RESOLUTION NO.
PAGE 4**

JIM HILL, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

GEOFF ENGLISH, ACTING CITY MANAGER

APPROVED AS TO FORM:

HEATHER WHITHAM, CITY ATTORNEY

CALIFORNIA HOME FINANCE AUTHORITY

AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT

(Original date July 1, 1993 and as last amended and restated December 10, 2014)

THIS AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT ("Agreement") is entered into by and among the counties listed on Attachment 1 hereof and incorporated herein by reference. All such counties are referred to herein as "Members" with the respective powers, privileges and restrictions provided herein.

RECITALS

A. WHEREAS, the California Rural Home Mortgage Finance Authority ("CRHMFA") was created by a Joint Exercise of Powers Agreement dated July 1, 1993 pursuant to the Joint Exercise of Powers Act (commencing with Article 1 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (the "Act"). By Resolution 2003-02, adopted on January 15, 2003, the name of the authority was changed to CRHMFA Homebuyers Fund. The most recent amendment to the Joint Exercise of Powers Agreement was on January 28, 2004.

B. WHEREAS, the Members of CRHMFA Homebuyers Fund desire to update, reaffirm, clarify and revise certain provisions of the joint powers agreement, including the renaming of the joint powers authority, as set forth herein.

C. WHEREAS, the Members are each empowered by law to finance the construction, acquisition, improvement and rehabilitation of real property.

D. WHEREAS, by this Agreement, the Members desire to create and establish a joint powers authority to exercise their respective powers for the purpose of financing the construction, acquisition, improvement and rehabilitation of real property within the jurisdiction of the Authority as authorized by the Act.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Members individually and collectively agree as follows:

1. Definitions

Unless the context otherwise requires, the following terms shall for purposes of this Agreement have the meanings specified below:

"Act" means the Joint Exercise of Powers Act, commencing with Article 1 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, including the Marks-Roos Local Bond Pooling Act of 1985, as amended.

"Agreement" means this Joint Exercise of Powers Agreement, as the same now exists or as it may from time to time be amended as provided herein.

"Associate Member" means a county, city or other public agency which is not a voting member of the Rural County Representatives of California, a California nonprofit corporation ("RCRC"), with legal power and authority similar to that of the Members, admitted pursuant to paragraph 4.d. below to associate membership herein by vote of the Board.

"Audit Committee" means a committee made up of the nine-member Executive Committee.

"Authority" means California Home Finance Authority ("CHF"), formerly known as CRHMFA Homebuyers Fund or California Rural Home Mortgage Finance Authority.

"Board" means the governing board of the Authority as described in Section 7 below.

"Bonds" means bonds, notes, warrants, leases, certificates of participation, installment purchase agreements, loan agreements and other securities or obligations issued by the Authority, or financing agreements entered into by the Authority pursuant to the Act and any other obligation within the meaning of the term "Bonds" under the Act.

"Delegate" means the Supervisor designated by the governing board of each Member to serve on the Board of the Authority.

"Executive Committee" means the nine-member Executive Committee of the Board established pursuant to Section 10 hereof.

"Member" means any county which is a member of RCRC, has executed this Agreement and has become a member of the Authority.

"Obligations" means bonds, notes, warrants, leases, certificates of participation, installment purchase agreements, loan agreements and other securities or obligations issued by the Authority, or financing agreements entered into by the Authority pursuant to the Act and any other financial or legal obligation of the Authority under the Act.

"Program" or "Project" means any work, improvement, program, project or service undertaken by the Authority.

"Rural County Representatives of California" or "RCRC" means the nonprofit entity incorporated under that name in the State of California.

"Supervisor" means an elected County Supervisor from an RCRC member county.

2. Purpose

The purpose of the Authority is to provide financing for the acquisition, construction, , improvement and rehabilitation of real property in accordance with applicable provisions of law for the benefit of residents and communities. In pursuit of this purpose, this Agreement provides for the joint exercise of powers common to any of its Members and Associate Members as provided herein, or otherwise authorized by the Act and other applicable laws, including assisting

in financing as authorized herein, jointly exercised in the manner set forth herein.

3. Principal Place of Business

The principal office of the Authority shall be 1215 K Street, Suite 1650, Sacramento, California 95814.

4. Creation of Authority; Addition of Members or Associate Members

a. The Authority is hereby created pursuant to the Act. As provided in the Act, the Authority shall be a public entity separate and distinct from the Members or Associate Members.

b. The Authority will cause a notice of this Agreement or any amendment hereto to be prepared and filed with the office of the Secretary of State of California in a timely fashion in the manner set forth in Section 6503.3 of the Act.

c. A county that is a member of RCRC may petition to become a member of the Authority by submitting to the Board a resolution or evidence of other formal action taken by its governing body adopting this Agreement. The Board shall review the petition for membership and shall vote to approve or disapprove the petition. If the petition is approved by a majority of the Board, such county shall immediately become a Member of the Authority.

d. An Associate Member may be added to the Authority upon the affirmative approval of its respective governing board and pursuant to action by the Authority Board upon such terms and conditions, and with such rights, privileges and responsibilities, as may be established from time to time by the Board. Such terms and conditions, and rights, privileges and responsibilities may vary among the Associate Members. Associate Members shall be entitled to participate in one or more programs of the Authority as determined by the Board, but shall not be voting members of the Board. The Executive Director of the Authority shall enforce the terms and conditions for prospective Associate Members to the Authority as provided by resolution of the Board and as amended from time to time by the Board. Changes in the terms and conditions for Associate Membership by the Board will not constitute an amendment of this Agreement.

5. Term and Termination of Powers

This Agreement shall become effective from the date hereof until the earlier of the time when all Bonds and any interest thereon shall have been paid in full, or provision for such payment shall have been made, or when the Authority shall no longer own or hold any interest in a public capital improvement or program. The Authority shall continue to exercise the powers herein conferred upon it until termination of this Agreement, except that if any Bonds are issued and delivered, in no event shall the exercise of the powers herein granted be terminated until all Bonds so issued and delivered and the interest thereon shall have been paid or provision for such payment shall have been made and any other debt incurred with respect to any other financing program established or administered by the Authority has been repaid in full and is no longer outstanding.

6. Powers; Restriction upon Exercise

a. To effectuate its purpose, the Authority shall have the power to exercise any and all powers of the Members or of a joint powers authority under the Act and other applicable provisions of law, subject, however, to the conditions and restrictions herein contained. Each Member or Associate Member may also separately exercise any and all such powers. The powers of the Authority are limited to those of a general law county.

b. The Authority may adopt, from time to time, such resolutions, guidelines, rules and regulations for the conduct of its meetings and the activities of the Authority as it deems necessary or desirable to accomplish its purpose.

c. The Authority shall have the power to finance the construction, acquisition, improvement and rehabilitation of real property, including the power to purchase, with the amounts received or to be received by it pursuant to a bond purchase agreement, bonds issued by any of its Members or Associate Members and other local agencies at public or negotiated sale, for the purpose set forth herein and in accordance with the Act. All or any part of such bonds so purchased may be held by the Authority or resold to public or private purchasers at public or negotiated sale. The Authority shall set any other terms and conditions of any purchase or sale contemplated herein as it deems necessary or convenient and in furtherance of the Act. The Authority may issue or cause to be issued Bonds or other indebtedness, and pledge any of its property or revenues as security to the extent permitted by resolution of the Board under any applicable provision of law. The Authority may issue Bonds in accordance with the Act in order to raise funds necessary to effectuate its purpose hereunder and may enter into agreements to secure such Bonds. The Authority may issue other forms of indebtedness authorized by the Act, and to secure such debt, to further such purpose. The Authority may utilize other forms of capital, including, but not limited to, the Authority's internal resources, capital markets and other forms of private capital investment authorized by the Act..

d. The Authority is hereby authorized to do all acts necessary for the exercise of its powers, including, but not limited to:

- (1) executing contracts,
- (2) employing agents, consultants and employees,
- (3) acquiring, constructing or providing for maintenance and operation of any building, work or improvement,
- (4) acquiring, holding or disposing of real or personal property wherever located, including property subject to mortgage,
- (5) incurring debts, liabilities or obligations,
- (6) receiving gifts, contributions and donations of property, funds, services and any other forms of assistance from persons, firms, corporations or governmental entities,
- (7) suing and being sued in its own name, and litigating or settling any suits or claims,
- (8) doing any and all things necessary or convenient to the exercise of its specific powers and to accomplishing its purpose
- (9) establishing and/or administering districts to finance and refinance the acquisition, installation and improvement of energy efficiency, water

conservation and renewable energy improvements to or on real property and in buildings. The Authority may enter into one or more agreements, including without limitation, participation agreements and implementation agreements to implement such programs.

e. Subject to the applicable provisions of any indenture or resolution providing for the investment of monies held thereunder, the Authority shall have the power to invest any of its funds as the Board deems advisable, in the same manner and upon the same conditions as local agencies pursuant to Section 53601 of the Government Code of the State of California.

f. All property, equipment, supplies, funds and records of the Authority shall be owned by the Authority, except as may be provided otherwise herein or by resolution of the Board.

g. Pursuant to the provisions of Section 6508.1 of the Act, the debts, liabilities and obligations of the Authority shall not be debts, liabilities and obligations of the Members or Associate Members. Any Bonds, together with any interest and premium thereon, shall not constitute debts, liabilities or obligations of any Member. The Members or Associate Members hereby agree that any such Bonds issued by the Authority shall not constitute general obligations of the Authority but shall be payable solely from the moneys pledged to the repayment of principal or interest on such Bonds under the terms of the resolution, indenture, trust, agreement or other instrument pursuant to which such Bonds are issued. Neither the Members or Associate Members nor the Authority shall be obligated to pay the principal of or premium, if any, or interest on the Bonds, or other costs incidental thereto, except from the revenues and funds pledged therefor, and neither the faith and credit nor the taxing power of the Members or Associate Members or the Authority shall be pledged to the payment of the principal of or premium, if any, or interest on the Bonds, nor shall the Members or Associate Members of the Authority be obligated in any manner to make any appropriation for such payment. No covenant or agreement contained in any Bond shall be deemed to be a covenant or agreement of any Delegate, or any officer, agent or employee of the Authority in an individual capacity, and neither the Board nor any officer thereof executing the Bonds or any document related thereto shall be liable personally on any Bond or be subject to any personal liability or accountability by reason of the issuance of any Bonds.

7. Governing Board

a. The Board shall consist of the number of Delegates equal to one representative from each Member.

b. The governing body of each Member shall appoint one of its Supervisors to serve as a Delegate on the Board. A Member's appointment of its Delegate shall be delivered in writing (which may be by electronic mail) to the Authority and shall be effective until he or she is replaced by such governing body or no longer a Supervisor; any vacancy shall be filled by the governing body of the Member in the same manner provided in this paragraph b..

c. The governing body of each Member of the Board shall appoint a Supervisor as an alternate to serve on the Board in the absence of the Delegate; the alternate may exercise all the

rights and privileges of the Delegate, including the right to be counted in constituting a quorum, to participate in the proceedings of the Board, and to vote upon any and all matters. No alternate may have more than one vote at any meeting of the Board, and any Member's designation of an alternate shall be delivered in writing (which may be by electronic mail) to the Authority and shall be effective until such alternate is replaced by his or her governing body or is no longer a Supervisor, unless otherwise specified in such appointment. Any vacancy shall be filled by the governing body of the Member in the same manner provided in this paragraph c..

d. Any person who is not a member of the governing body of a Member and who attends a meeting on behalf of such Member may not vote or be counted toward a quorum but may, at the discretion of the Chair, participate in open meetings he or she attends.

e. Each Associate Member may designate a non-voting representative to the Board who may not be counted toward a quorum but who may attend open meetings, propose agenda items and otherwise participate in Board Meetings.

f. Delegates shall not receive compensation for serving as Delegates, but may claim and receive reimbursement for expenses actually incurred in connection with such service pursuant to rules approved by the Board and subject to the availability of funds.

g. The Board shall have the power, by resolution, to the extent permitted by the Act or any other applicable law, to exercise any powers of the Authority and to delegate any of its functions to the Executive Committee or one or more Delegates, officers or agents of the Authority, and to cause any authorized Delegate, officer or agent to take any actions and execute any documents for and in the name and on behalf of the Board or the Authority.

h. The Board may establish such committees as it deems necessary for any lawful purpose; such committees are advisory only and may not act or purport to act on behalf of the Board or the Authority.

i. The Board shall develop, or cause to be developed, and review, modify as necessary, and adopt each Program.

8. Meetings of the Board

a. The Board shall meet at least once annually, but may meet more frequently upon call of any officer or as provided by resolution of the Board.

b. Meetings of the Board shall be called, noticed, held and conducted pursuant to the provisions of the Ralph M. Brown Act, Chapter 9 (commencing with Section 54950) of Part I of Division 2 of Title 5 of the Government Code of the State of California.

c. The Secretary of the Authority shall cause minutes of all meetings of the Board to be taken and distributed to each Member as soon as possible after each meeting.

d. The lesser of twelve (12) Delegates or a majority of the number of current Delegates shall constitute a quorum for transacting business at any meeting of the Board, except

that less than a quorum may act to adjourn a meeting. Each Delegate shall have one vote.

e. Meetings may be held at any location designated in notice properly given for a meeting and may be conducted by telephonic or similar means in any manner otherwise allowed by law.

9. Officers; Duties; Official Bonds

a. The Board shall elect a chair and vice chair from among the Delegates at the Board's annual meeting who shall serve a term of one (1) year or until their respective successor is elected. The chair shall conduct the meetings of the Board and perform such other duties as may be specified by resolution of the Board. The vice chair shall perform such duties in the absence or in the event of the unavailability of the chair.

b. The Board shall contract annually with RCRC to administer the Agreement and to provide administrative services to the Authority, and the President and Chief Executive Officer of RCRC shall serve *ex officio* as Executive Director, Secretary, Treasurer, and Auditor of the Authority. As chief executive of the Authority, the Executive Director is authorized to execute contracts and other obligations of the Authority, unless prior Board approval is required by a third party, by law or by Board specification, and to perform other duties specified by the Board. The Executive Director may appoint such other officers as may be required for the orderly conduct of the Authority's business and affairs who shall serve at the pleasure of the Executive Director. Subject to the applicable provisions of any indenture or resolution providing for a trustee or other fiscal agent, the Executive Director, as Treasurer, is designated as the custodian of the Authority's funds, from whatever source, and, as such, shall have the powers, duties and responsibilities specified in Section 6505.5 of the Act. The Executive Director, as Auditor, shall have the powers, duties and responsibilities specified in Section 6505.5 of the Act.

c. The Legislative Advocate for the Authority shall be the Rural County Representatives of California.

d. The Treasurer and Auditor are public officers who have charge of, handle, or have access to all property of the Authority, and a bond for such officer in the amount of at least one hundred thousand dollars (\$100,000.00) shall be obtained at the expense of the Authority and filed with the Executive Director. Such bond may secure the faithful performance of such officer's duties with respect to another public office if such bond in at least the same amount specifically mentions the office of the Authority as required herein. The Treasurer and Auditor shall cause periodic independent audits to be made of the Authority's books by a certified public accountant, or public accountant, in compliance with Section 6505 of the Act.

e. The business of the Authority shall be conducted under the supervision of the Executive Director by RCRC personnel.

10. Executive Committee of the Authority

a. Composition

The Authority shall appoint nine (9) members of its Board to serve on an Executive Committee.

b. Powers and Limitations

The Executive Committee shall act in an advisory capacity and make recommendations to the Authority Board. Duties will include, but not be limited to, review of the quarterly and annual budgets, service as the Audit Committee for the Authority, periodically review this Agreement; and complete any other tasks as may be assigned by the Board. The Executive Committee shall be subject to all limitations imposed by this Agreement, other applicable law, and resolutions of the Board.

c. Quorum

A majority of the Executive Committee shall constitute a quorum for transacting business of the Executive Committee.

11. Disposition of Assets

Upon termination of this Agreement, all remaining assets and liabilities of the Authority shall be distributed to the respective Members in such manner as shall be determined by the Board and in accordance with the law.

12. Agreement Not Exclusive; Operation in Jurisdiction of Member

This Agreement shall not be exclusive, and each Member expressly reserves its rights to carry out other public capital improvements and programs as provided for by law and to issue other obligations for those purposes. This Agreement shall not be deemed to amend or alter the terms of other agreements among the Members or Associate Members.

13. Conflict of Interest Code

The Authority shall by resolution adopt a Conflict of Interest Code as required by law.

14. Contributions and Advances

Contributions or advances of public funds and of personnel, equipment or property may be made to the Authority by any Member, Associate Member or any other public agency to further the purpose of this Agreement. Payment of public funds may be made to defray the cost of any contribution. Any advance may be made subject to repayment, and in that case shall be repaid in the manner agreed upon by the advancing Member, Associate Member or other public agency and the Authority at the time of making the advance.

15. Fiscal Year; Accounts; Reports; Annual Budget; Administrative Expenses

a. The fiscal year of the Authority shall be the period from January 1 of each year to and including the following December 31, except for any partial fiscal year resulting from a change

in accounting based on a different fiscal year previously.

b. Prior to the beginning of each fiscal year, the Board shall adopt a budget for the succeeding fiscal year.

c. The Authority shall establish and maintain such funds and accounts as may be required by generally accepted accounting principles. The books and records of the Authority are public records and shall be open to inspection at all reasonable times by each Member and its representatives.

d. The Auditor shall either make, or contract with a certified public accountant or public accountant to make, an annual audit of the accounts and records of the Authority. The minimum requirements of the audit shall be those prescribed by the State Controller for special districts under Section 26909 of the Government Code of the State of California, and shall conform to generally accepted auditing standards. When an audit of accounts and records is made by a certified public accountant or public accountant, a report thereof shall be filed as a public record with each Member (and also with the auditor of Sacramento County as the county in which the Authority's office is located) within 12 months after the end of the fiscal year.

e. In any year in which the annual budget of the Authority does not exceed five thousand dollars (\$5,000.00), the Board may, upon unanimous approval of the Board, replace the annual audit with an ensuing one-year period, but in no event for a period longer than two fiscal years.

16. Duties of Members or Associate Members; Breach

If any Member or Associate Member shall default in performing any covenant contained herein, such default shall not excuse that Member or Associate Member from fulfilling its other obligations hereunder, and such defaulting Member or Associate Member shall remain liable for the performance of all covenants hereof. Each Member or Associate Member hereby declares that this Agreement is entered into for the benefit of the Authority created hereby, and each Member or Associate Member hereby grants to the Authority the right to enforce, by whatever lawful means the Authority deems appropriate, all of the obligations of each of the parties hereunder. Each and all of the remedies given to the Authority hereunder or by any law now or hereafter enacted are cumulative, and the exercise of one right or remedy shall not impair the right of the Authority to any or all other remedies.

17. Indemnification

To the full extent permitted by law, the Board may authorize indemnification by the Authority of any person who is or was a Board Delegate, alternate, officer, consultant, employee or other agent of the Authority, and who was or is a party or is threatened to be made a party to a proceeding by reason of the fact that such person is or was such a Delegate, alternate, officer, consultant, employee or other agent of the Authority. Such indemnification may be made against expenses, judgments, fines, settlements and other amounts actually and reasonably incurred in connection with such proceeding, if such person acted in good faith and in a manner such person reasonably believed to be in the best interests of the Authority and, in the case of a criminal

proceeding, had no reasonable cause to believe his or her conduct was unlawful and, in the case of an action by or in the right of the Authority, acted with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances.

18. Immunities

All of the privileges and immunities from liabilities, exemptions from law, ordinances and rules, all pension, relief, disability, workers' compensation and other benefits which apply to the activity of officers, agents or employees of any of the Members or Associate Members when performing their respective functions, shall apply to them to the same degree and extent while engaged as Delegates or otherwise as an officer, agent or other representative of the Authority or while engaged in the performance of any of their functions or duties under the provisions of this Agreement.

19. Amendment

This Agreement may be amended by the adoption of the amendment by the governing bodies of a majority of the Members. The amendment shall become effective on the first day of the month following the last required member agency approval. An amendment may be initiated by the Board, upon approval by a majority of the Board. Any proposed amendment, including the text of the proposed change, shall be given by the Board to each Member's Delegate for presentation and action by each Member's board within 60 days, which time may be extended by the Board.

The list of Members, Attachment 1, may be updated to reflect new and/or withdrawn Members without requiring formal amendment of the Agreement by the Authority Board of Directors.

20. Withdrawal of Member or Associate Member

If a Member withdraws as member of RCRC, its membership in the Authority shall automatically terminate. A Member or Associate Member may withdraw from this Agreement upon written notice to the Board; provided however, that no such withdrawal shall result in the dissolution of the Authority as long as any Bonds or other obligations of the Authority remain outstanding. Any such withdrawal shall become effective thirty (30) days after a resolution adopted by the Member's governing body which authorizes withdrawal is received by the Authority. Notwithstanding the foregoing, any termination of membership or withdrawal from the Authority shall not operate to relieve any terminated or withdrawing Member or Associate Member from Obligations incurred by such terminated or withdrawing Member or Associate Member prior to the time of its termination or withdrawal.

20. Miscellaneous

a. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

b. **Construction.** The section headings herein are for convenience only and are not to

be construed as modifying or governing the language in the section referred to.

c. **Approvals.** Wherever in this Agreement any consent or approval is required, the same shall not be unreasonably withheld.

d. **Jurisdiction; Venue.** This Agreement is made in the State of California, under the Constitution and laws of such State and is to be so construed; any action to enforce or interpret its terms shall be brought in Sacramento County, California.

e. **Integration.** This Agreement is the complete and exclusive statement of the agreement among the parties hereto, and it supersedes and merges all prior proposals, understandings, and other agreements, whether oral, written, or implied in conduct, between and among the parties relating to the subject matter of this Agreement.

f. **Successors; Assignment.** This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties hereto. Except to the extent expressly provided herein, no Member may assign any right or obligation hereunder without the consent of the Board.

g. **Severability.** Should any part, term or provision of this Agreement be decided by the courts to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining parts, terms or provisions hereof shall not be affected thereby.

The parties hereto have caused this Agreement to be executed and attested by their properly authorized officers.

AS ADOPTED BY THE MEMBERS:

Originally dated July 1, 1993
Amended and restated December 10, 1998
Amended and restated February 18, 1999
Amended and restated September 18, 2002
Amended and restated January 28, 2004
Amended and restated December 10, 2014

[SIGNATURES ON FOLLOWING PAGES]

ATTACHMENT 1
CALIFORNIA HOME FINANCE AUTHORITY MEMBERS

As of December 10, 2014

Alpine County
Amador County
Butte County
Calaveras County
Colusa County
Del Norte County
El Dorado County
Glenn County
Humboldt County
Imperial County
Inyo County
Lake County
Lassen County
Madera County
Mariposa County
Mendocino County
Merced County
Modoc County
Mono County
Napa County
Nevada County
Placer County
Plumas County
San Benito County
Shasta County
Sierra County
Siskiyou County
Sutter County
Tehama County
Trinity County
Tuolumne County
Yolo County
Yuba County

SIGNATURE PAGE FOR NEW ASSOCIATE MEMBERS

NAME OF COUNTY OR CITY:

Dated: _____

By: _____

Name: _____

Title: _____

Attest:

By _____
[Clerk of the Board Supervisors or City Clerk]

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE, CALIFORNIA, CONSENTING TO INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION IN THE CALIFORNIA HOME FINANCE AUTHORITY, PROGRAM TO FINANCE RENEWABLE ENERGY GENERATION, ENERGY AND WATER EFFICIENCY IMPROVEMENTS AND ELECTRIC VEHICLE CHARGING INFRASTRUCTURE AND APPROVING ASSOCIATE MEMBERSHIP IN THE JOINT EXERCISE OF POWERS AUTHORITY RELATED THERETO

WHEREAS, the California Home Finance Authority ("Authority") is a joint exercise of powers authority established pursuant to Chapter 5 of Division 7, Title 1 of the Government Code of the State of California (Section 6500 and following) (the "Act") and the Joint Power Agreement entered into on July 1, 1993, as amended from time to time (the "Authority JPA"); and

WHEREAS, the Authority is in the process of amending the Authority JPA to formally change its name to the Golden State Finance Authority; and

WHEREAS, Authority has established a property-assessed clean energy ("PACE") Program (the "Authority PACE Program") to provide for the financing of renewable energy generation, energy and water efficiency improvements and electric vehicle charging infrastructure (the "Improvements") pursuant to Chapter 29 of the Improvement Bond Act of 1911, being Division 7 of the California Streets and Highways Code ("Chapter 29") within counties and cities throughout the State of California that elect to participate in such program; and

WHEREAS, the City of Arroyo Grande (the "City") is committed to development of renewable energy generation and energy and water efficiency improvements, reduction of greenhouse gases, and protection of the environment; and

WHEREAS, in Chapter 29, the Legislature has authorized cities and counties to assist property owners in financing the cost of installing Improvements through a voluntary contractual assessment program; and

WHEREAS, installation of such Improvements by property owners within the jurisdictional boundaries of the counties and cities that are participating in the Authority PACE Program would promote the purposes cited above; and

WHEREAS, the City wishes to provide innovative solutions to its property owners to achieve energy and water efficiency, and in doing so cooperate with Authority in order to efficiently and economically assist property owners within the City in financing such Improvements; and

WHEREAS, Authority has established the Authority PACE Program, which is such a voluntary contractual assessment program, as permitted by the Act, the Authority JPA,

RESOLUTION NO.

PAGE 2

originally made and entered into July 1, 1993, as amended to date, and the City, desires to become an Associate Member of the JPA by execution of the JPA Agreement, a copy of which is attached as Exhibit "A" hereto, to participate in the programs of the JPA and to assist property owners within the jurisdiction of the City in financing the cost of installing Improvements; and

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings; the levy and collection of assessments or any required remedial action in the case of delinquencies in the payment of any assessments or the issuance, sale or administration of any bonds issued in connection with the Authority PACE Program.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. This City Council finds and declares that properties in the City's incorporated area will be benefited by the availability of the Authority PACE Program to finance the installation of the Improvements.

2. This City Council consents to inclusion in the Authority PACE Program of all of the properties in the jurisdictional boundaries of the City and to the Improvements, upon the request by and voluntary agreement of owners of such properties, in compliance with the laws, rules and regulations applicable to such program; and to the assumption of jurisdiction thereover by Authority for the purposes thereof.

3. The consent of this City Council constitutes assent to the assumption of jurisdiction by Authority for all purposes of the Authority PACE Program and authorizes Authority, upon satisfaction of the conditions imposed in this resolution, to take each and every step required for or suitable for financing the Improvements, including the levying, collecting and enforcement of the contractual assessments to finance the Improvements and the issuance and enforcement of bonds to represent such contractual assessments.

4. This City Council hereby approves joining the JPA as an Associate Member and authorizes the execution by appropriate City officials of any necessary documents to effectuate such membership.

5. City staff is authorized and directed to coordinate with Authority staff to facilitate operation of the Authority PACE Program within the City, and report back periodically to this City Council on the success of such program.

6. This Resolution shall take effect immediately upon its adoption. The City Clerk is directed to send a certified copy of this resolution to the Secretary of the Authority.

RESOLUTION NO.
PAGE 3

On motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote, to wit:

AYES:
NOES:
ABSENT:

the foregoing Resolution was passed and adopted this 26th day of July, 2016.

JIM HILL, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

GEOFF ENGLISH, ACTING CITY MANAGER

APPROVED AS TO FORM:

HEATHER WHITHAM, CITY ATTORNEY

CALIFORNIA HOME FINANCE AUTHORITY

AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT

(Original date July 1, 1993 and as last amended and restated December 10, 2014)

THIS AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT ("Agreement") is entered into by and among the counties listed on Attachment 1 hereof and incorporated herein by reference. All such counties are referred to herein as "Members" with the respective powers, privileges and restrictions provided herein.

RECITALS

A. WHEREAS, the California Rural Home Mortgage Finance Authority ("CRHMFA") was created by a Joint Exercise of Powers Agreement dated July 1, 1993 pursuant to the Joint Exercise of Powers Act (commencing with Article 1 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (the "Act"). By Resolution 2003-02, adopted on January 15, 2003, the name of the authority was changed to CRHMFA Homebuyers Fund. The most recent amendment to the Joint Exercise of Powers Agreement was on January 28, 2004.

B. WHEREAS, the Members of CRHMFA Homebuyers Fund desire to update, reaffirm, clarify and revise certain provisions of the joint powers agreement, including the renaming of the joint powers authority, as set forth herein.

C. WHEREAS, the Members are each empowered by law to finance the construction, acquisition, improvement and rehabilitation of real property.

D. WHEREAS, by this Agreement, the Members desire to create and establish a joint powers authority to exercise their respective powers for the purpose of financing the construction, acquisition, improvement and rehabilitation of real property within the jurisdiction of the Authority as authorized by the Act.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Members individually and collectively agree as follows:

1. Definitions

Unless the context otherwise requires, the following terms shall for purposes of this Agreement have the meanings specified below:

"Act" means the Joint Exercise of Powers Act, commencing with Article 1 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, including the Marks-Roos Local Bond Pooling Act of 1985, as amended.

"Agreement" means this Joint Exercise of Powers Agreement, as the same now exists or as it may from time to time be amended as provided herein.

"Associate Member" means a county, city or other public agency which is not a voting member of the Rural County Representatives of California, a California nonprofit corporation ("RCRC"), with legal power and authority similar to that of the Members, admitted pursuant to paragraph 4.d. below to associate membership herein by vote of the Board.

"Audit Committee" means a committee made up of the nine-member Executive Committee.

"Authority" means California Home Finance Authority ("CHF"), formerly known as CRHMFA Homebuyers Fund or California Rural Home Mortgage Finance Authority.

"Board" means the governing board of the Authority as described in Section 7 below.

"Bonds" means bonds, notes, warrants, leases, certificates of participation, installment purchase agreements, loan agreements and other securities or obligations issued by the Authority, or financing agreements entered into by the Authority pursuant to the Act and any other obligation within the meaning of the term "Bonds" under the Act.

"Delegate" means the Supervisor designated by the governing board of each Member to serve on the Board of the Authority.

"Executive Committee" means the nine-member Executive Committee of the Board established pursuant to Section 10 hereof.

"Member" means any county which is a member of RCRC, has executed this Agreement and has become a member of the Authority.

"Obligations" means bonds, notes, warrants, leases, certificates of participation, installment purchase agreements, loan agreements and other securities or obligations issued by the Authority, or financing agreements entered into by the Authority pursuant to the Act and any other financial or legal obligation of the Authority under the Act.

"Program" or "Project" means any work, improvement, program, project or service undertaken by the Authority.

"Rural County Representatives of California" or "RCRC" means the nonprofit entity incorporated under that name in the State of California.

"Supervisor" means an elected County Supervisor from an RCRC member county.

2. Purpose

The purpose of the Authority is to provide financing for the acquisition, construction, , improvement and rehabilitation of real property in accordance with applicable provisions of law for the benefit of residents and communities. In pursuit of this purpose, this Agreement provides for the joint exercise of powers common to any of its Members and Associate Members as provided herein, or otherwise authorized by the Act and other applicable laws, including assisting

in financing as authorized herein, jointly exercised in the manner set forth herein.

3. Principal Place of Business

The principal office of the Authority shall be 1215 K Street, Suite 1650, Sacramento, California 95814.

4. Creation of Authority; Addition of Members or Associate Members

a. The Authority is hereby created pursuant to the Act. As provided in the Act, the Authority shall be a public entity separate and distinct from the Members or Associate Members.

b. The Authority will cause a notice of this Agreement or any amendment hereto to be prepared and filed with the office of the Secretary of State of California in a timely fashion in the manner set forth in Section 6503.3 of the Act.

c. A county that is a member of RCRC may petition to become a member of the Authority by submitting to the Board a resolution or evidence of other formal action taken by its governing body adopting this Agreement. The Board shall review the petition for membership and shall vote to approve or disapprove the petition. If the petition is approved by a majority of the Board, such county shall immediately become a Member of the Authority.

d. An Associate Member may be added to the Authority upon the affirmative approval of its respective governing board and pursuant to action by the Authority Board upon such terms and conditions, and with such rights, privileges and responsibilities, as may be established from time to time by the Board. Such terms and conditions, and rights, privileges and responsibilities may vary among the Associate Members. Associate Members shall be entitled to participate in one or more programs of the Authority as determined by the Board, but shall not be voting members of the Board. The Executive Director of the Authority shall enforce the terms and conditions for prospective Associate Members to the Authority as provided by resolution of the Board and as amended from time to time by the Board. Changes in the terms and conditions for Associate Membership by the Board will not constitute an amendment of this Agreement.

5. Term and Termination of Powers

This Agreement shall become effective from the date hereof until the earlier of the time when all Bonds and any interest thereon shall have been paid in full, or provision for such payment shall have been made, or when the Authority shall no longer own or hold any interest in a public capital improvement or program. The Authority shall continue to exercise the powers herein conferred upon it until termination of this Agreement, except that if any Bonds are issued and delivered, in no event shall the exercise of the powers herein granted be terminated until all Bonds so issued and delivered and the interest thereon shall have been paid or provision for such payment shall have been made and any other debt incurred with respect to any other financing program established or administered by the Authority has been repaid in full and is no longer outstanding.

6. Powers; Restriction upon Exercise

a. To effectuate its purpose, the Authority shall have the power to exercise any and all powers of the Members or of a joint powers authority under the Act and other applicable provisions of law, subject, however, to the conditions and restrictions herein contained. Each Member or Associate Member may also separately exercise any and all such powers. The powers of the Authority are limited to those of a general law county.

b. The Authority may adopt, from time to time, such resolutions, guidelines, rules and regulations for the conduct of its meetings and the activities of the Authority as it deems necessary or desirable to accomplish its purpose.

c. The Authority shall have the power to finance the construction, acquisition, improvement and rehabilitation of real property, including the power to purchase, with the amounts received or to be received by it pursuant to a bond purchase agreement, bonds issued by any of its Members or Associate Members and other local agencies at public or negotiated sale, for the purpose set forth herein and in accordance with the Act. All or any part of such bonds so purchased may be held by the Authority or resold to public or private purchasers at public or negotiated sale. The Authority shall set any other terms and conditions of any purchase or sale contemplated herein as it deems necessary or convenient and in furtherance of the Act. The Authority may issue or cause to be issued Bonds or other indebtedness, and pledge any of its property or revenues as security to the extent permitted by resolution of the Board under any applicable provision of law. The Authority may issue Bonds in accordance with the Act in order to raise funds necessary to effectuate its purpose hereunder and may enter into agreements to secure such Bonds. The Authority may issue other forms of indebtedness authorized by the Act, and to secure such debt, to further such purpose. The Authority may utilize other forms of capital, including, but not limited to, the Authority's internal resources, capital markets and other forms of private capital investment authorized by the Act..

d. The Authority is hereby authorized to do all acts necessary for the exercise of its powers, including, but not limited to:

- (1) executing contracts,
- (2) employing agents, consultants and employees,
- (3) acquiring, constructing or providing for maintenance and operation of any building, work or improvement,
- (4) acquiring, holding or disposing of real or personal property wherever located, including property subject to mortgage,
- (5) incurring debts, liabilities or obligations,
- (6) receiving gifts, contributions and donations of property, funds, services and any other forms of assistance from persons, firms, corporations or governmental entities,
- (7) suing and being sued in its own name, and litigating or settling any suits or claims,
- (8) doing any and all things necessary or convenient to the exercise of its specific powers and to accomplishing its purpose
- (9) establishing and/or administering districts to finance and refinance the acquisition, installation and improvement of energy efficiency, water

conservation and renewable energy improvements to or on real property and in buildings. The Authority may enter into one or more agreements, including without limitation, participation agreements and implementation agreements to implement such programs.

e. Subject to the applicable provisions of any indenture or resolution providing for the investment of monies held thereunder, the Authority shall have the power to invest any of its funds as the Board deems advisable, in the same manner and upon the same conditions as local agencies pursuant to Section 53601 of the Government Code of the State of California.

f. All property, equipment, supplies, funds and records of the Authority shall be owned by the Authority, except as may be provided otherwise herein or by resolution of the Board.

g. Pursuant to the provisions of Section 6508.1 of the Act, the debts, liabilities and obligations of the Authority shall not be debts, liabilities and obligations of the Members or Associate Members. Any Bonds, together with any interest and premium thereon, shall not constitute debts, liabilities or obligations of any Member. The Members or Associate Members hereby agree that any such Bonds issued by the Authority shall not constitute general obligations of the Authority but shall be payable solely from the moneys pledged to the repayment of principal or interest on such Bonds under the terms of the resolution, indenture, trust, agreement or other instrument pursuant to which such Bonds are issued. Neither the Members or Associate Members nor the Authority shall be obligated to pay the principal of or premium, if any, or interest on the Bonds, or other costs incidental thereto, except from the revenues and funds pledged therefor, and neither the faith and credit nor the taxing power of the Members or Associate Members or the Authority shall be pledged to the payment of the principal of or premium, if any, or interest on the Bonds, nor shall the Members or Associate Members of the Authority be obligated in any manner to make any appropriation for such payment. No covenant or agreement contained in any Bond shall be deemed to be a covenant or agreement of any Delegate, or any officer, agent or employee of the Authority in an individual capacity, and neither the Board nor any officer thereof executing the Bonds or any document related thereto shall be liable personally on any Bond or be subject to any personal liability or accountability by reason of the issuance of any Bonds.

7. Governing Board

a. The Board shall consist of the number of Delegates equal to one representative from each Member.

b. The governing body of each Member shall appoint one of its Supervisors to serve as a Delegate on the Board. A Member's appointment of its Delegate shall be delivered in writing (which may be by electronic mail) to the Authority and shall be effective until he or she is replaced by such governing body or no longer a Supervisor; any vacancy shall be filled by the governing body of the Member in the same manner provided in this paragraph b..

c. The governing body of each Member of the Board shall appoint a Supervisor as an alternate to serve on the Board in the absence of the Delegate; the alternate may exercise all the

rights and privileges of the Delegate, including the right to be counted in constituting a quorum, to participate in the proceedings of the Board, and to vote upon any and all matters. No alternate may have more than one vote at any meeting of the Board, and any Member's designation of an alternate shall be delivered in writing (which may be by electronic mail) to the Authority and shall be effective until such alternate is replaced by his or her governing body or is no longer a Supervisor, unless otherwise specified in such appointment. Any vacancy shall be filled by the governing body of the Member in the same manner provided in this paragraph c..

d. Any person who is not a member of the governing body of a Member and who attends a meeting on behalf of such Member may not vote or be counted toward a quorum but may, at the discretion of the Chair, participate in open meetings he or she attends.

e. Each Associate Member may designate a non-voting representative to the Board who may not be counted toward a quorum but who may attend open meetings, propose agenda items and otherwise participate in Board Meetings.

f. Delegates shall not receive compensation for serving as Delegates, but may claim and receive reimbursement for expenses actually incurred in connection with such service pursuant to rules approved by the Board and subject to the availability of funds.

g. The Board shall have the power, by resolution, to the extent permitted by the Act or any other applicable law, to exercise any powers of the Authority and to delegate any of its functions to the Executive Committee or one or more Delegates, officers or agents of the Authority, and to cause any authorized Delegate, officer or agent to take any actions and execute any documents for and in the name and on behalf of the Board or the Authority.

h. The Board may establish such committees as it deems necessary for any lawful purpose; such committees are advisory only and may not act or purport to act on behalf of the Board or the Authority.

i. The Board shall develop, or cause to be developed, and review, modify as necessary, and adopt each Program.

8. Meetings of the Board

a. The Board shall meet at least once annually, but may meet more frequently upon call of any officer or as provided by resolution of the Board.

b. Meetings of the Board shall be called, noticed, held and conducted pursuant to the provisions of the Ralph M. Brown Act, Chapter 9 (commencing with Section 54950) of Part I of Division 2 of Title 5 of the Government Code of the State of California.

c. The Secretary of the Authority shall cause minutes of all meetings of the Board to be taken and distributed to each Member as soon as possible after each meeting.

d. The lesser of twelve (12) Delegates or a majority of the number of current Delegates shall constitute a quorum for transacting business at any meeting of the Board, except

that less than a quorum may act to adjourn a meeting. Each Delegate shall have one vote.

e. Meetings may be held at any location designated in notice properly given for a meeting and may be conducted by telephonic or similar means in any manner otherwise allowed by law.

9. Officers; Duties; Official Bonds

a. The Board shall elect a chair and vice chair from among the Delegates at the Board's annual meeting who shall serve a term of one (1) year or until their respective successor is elected. The chair shall conduct the meetings of the Board and perform such other duties as may be specified by resolution of the Board. The vice chair shall perform such duties in the absence or in the event of the unavailability of the chair.

b. The Board shall contract annually with RCRC to administer the Agreement and to provide administrative services to the Authority, and the President and Chief Executive Officer of RCRC shall serve *ex officio* as Executive Director, Secretary, Treasurer, and Auditor of the Authority. As chief executive of the Authority, the Executive Director is authorized to execute contracts and other obligations of the Authority, unless prior Board approval is required by a third party, by law or by Board specification, and to perform other duties specified by the Board. The Executive Director may appoint such other officers as may be required for the orderly conduct of the Authority's business and affairs who shall serve at the pleasure of the Executive Director. Subject to the applicable provisions of any indenture or resolution providing for a trustee or other fiscal agent, the Executive Director, as Treasurer, is designated as the custodian of the Authority's funds, from whatever source, and, as such, shall have the powers, duties and responsibilities specified in Section 6505.5 of the Act. The Executive Director, as Auditor, shall have the powers, duties and responsibilities specified in Section 6505.5 of the Act.

c. The Legislative Advocate for the Authority shall be the Rural County Representatives of California.

d. The Treasurer and Auditor are public officers who have charge of, handle, or have access to all property of the Authority, and a bond for such officer in the amount of at least one hundred thousand dollars (\$100,000.00) shall be obtained at the expense of the Authority and filed with the Executive Director. Such bond may secure the faithful performance of such officer's duties with respect to another public office if such bond in at least the same amount specifically mentions the office of the Authority as required herein. The Treasurer and Auditor shall cause periodic independent audits to be made of the Authority's books by a certified public accountant, or public accountant, in compliance with Section 6505 of the Act.

e. The business of the Authority shall be conducted under the supervision of the Executive Director by RCRC personnel.

10. Executive Committee of the Authority

a. Composition

The Authority shall appoint nine (9) members of its Board to serve on an Executive Committee.

b. Powers and Limitations

The Executive Committee shall act in an advisory capacity and make recommendations to the Authority Board. Duties will include, but not be limited to, review of the quarterly and annual budgets, service as the Audit Committee for the Authority, periodically review this Agreement; and complete any other tasks as may be assigned by the Board. The Executive Committee shall be subject to all limitations imposed by this Agreement, other applicable law, and resolutions of the Board.

c. Quorum

A majority of the Executive Committee shall constitute a quorum for transacting business of the Executive Committee.

11. Disposition of Assets

Upon termination of this Agreement, all remaining assets and liabilities of the Authority shall be distributed to the respective Members in such manner as shall be determined by the Board and in accordance with the law.

12. Agreement Not Exclusive; Operation in Jurisdiction of Member

This Agreement shall not be exclusive, and each Member expressly reserves its rights to carry out other public capital improvements and programs as provided for by law and to issue other obligations for those purposes. This Agreement shall not be deemed to amend or alter the terms of other agreements among the Members or Associate Members.

13. Conflict of Interest Code

The Authority shall by resolution adopt a Conflict of Interest Code as required by law.

14. Contributions and Advances

Contributions or advances of public funds and of personnel, equipment or property may be made to the Authority by any Member, Associate Member or any other public agency to further the purpose of this Agreement. Payment of public funds may be made to defray the cost of any contribution. Any advance may be made subject to repayment, and in that case shall be repaid in the manner agreed upon by the advancing Member, Associate Member or other public agency and the Authority at the time of making the advance.

15. Fiscal Year; Accounts; Reports; Annual Budget; Administrative Expenses

a. The fiscal year of the Authority shall be the period from January 1 of each year to and including the following December 31, except for any partial fiscal year resulting from a change

in accounting based on a different fiscal year previously.

b. Prior to the beginning of each fiscal year, the Board shall adopt a budget for the succeeding fiscal year.

c. The Authority shall establish and maintain such funds and accounts as may be required by generally accepted accounting principles. The books and records of the Authority are public records and shall be open to inspection at all reasonable times by each Member and its representatives.

d. The Auditor shall either make, or contract with a certified public accountant or public accountant to make, an annual audit of the accounts and records of the Authority. The minimum requirements of the audit shall be those prescribed by the State Controller for special districts under Section 26909 of the Government Code of the State of California, and shall conform to generally accepted auditing standards. When an audit of accounts and records is made by a certified public accountant or public accountant, a report thereof shall be filed as a public record with each Member (and also with the auditor of Sacramento County as the county in which the Authority's office is located) within 12 months after the end of the fiscal year.

e. In any year in which the annual budget of the Authority does not exceed five thousand dollars (\$5,000.00), the Board may, upon unanimous approval of the Board, replace the annual audit with an ensuing one-year period, but in no event for a period longer than two fiscal years.

16. Duties of Members or Associate Members; Breach

If any Member or Associate Member shall default in performing any covenant contained herein, such default shall not excuse that Member or Associate Member from fulfilling its other obligations hereunder, and such defaulting Member or Associate Member shall remain liable for the performance of all covenants hereof. Each Member or Associate Member hereby declares that this Agreement is entered into for the benefit of the Authority created hereby, and each Member or Associate Member hereby grants to the Authority the right to enforce, by whatever lawful means the Authority deems appropriate, all of the obligations of each of the parties hereunder. Each and all of the remedies given to the Authority hereunder or by any law now or hereafter enacted are cumulative, and the exercise of one right or remedy shall not impair the right of the Authority to any or all other remedies.

17. Indemnification

To the full extent permitted by law, the Board may authorize indemnification by the Authority of any person who is or was a Board Delegate, alternate, officer, consultant, employee or other agent of the Authority, and who was or is a party or is threatened to be made a party to a proceeding by reason of the fact that such person is or was such a Delegate, alternate, officer, consultant, employee or other agent of the Authority. Such indemnification may be made against expenses, judgments, fines, settlements and other amounts actually and reasonably incurred in connection with such proceeding, if such person acted in good faith and in a manner such person reasonably believed to be in the best interests of the Authority and, in the case of a criminal

proceeding, had no reasonable cause to believe his or her conduct was unlawful and, in the case of an action by or in the right of the Authority, acted with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances.

18. Immunities

All of the privileges and immunities from liabilities, exemptions from law, ordinances and rules, all pension, relief, disability, workers' compensation and other benefits which apply to the activity of officers, agents or employees of any of the Members or Associate Members when performing their respective functions, shall apply to them to the same degree and extent while engaged as Delegates or otherwise as an officer, agent or other representative of the Authority or while engaged in the performance of any of their functions or duties under the provisions of this Agreement.

19. Amendment

This Agreement may be amended by the adoption of the amendment by the governing bodies of a majority of the Members. The amendment shall become effective on the first day of the month following the last required member agency approval. An amendment may be initiated by the Board, upon approval by a majority of the Board. Any proposed amendment, including the text of the proposed change, shall be given by the Board to each Member's Delegate for presentation and action by each Member's board within 60 days, which time may be extended by the Board.

The list of Members, Attachment 1, may be updated to reflect new and/or withdrawn Members without requiring formal amendment of the Agreement by the Authority Board of Directors.

20. Withdrawal of Member or Associate Member

If a Member withdraws as member of RCRC, its membership in the Authority shall automatically terminate. A Member or Associate Member may withdraw from this Agreement upon written notice to the Board; provided however, that no such withdrawal shall result in the dissolution of the Authority as long as any Bonds or other obligations of the Authority remain outstanding. Any such withdrawal shall become effective thirty (30) days after a resolution adopted by the Member's governing body which authorizes withdrawal is received by the Authority. Notwithstanding the foregoing, any termination of membership or withdrawal from the Authority shall not operate to relieve any terminated or withdrawing Member or Associate Member from Obligations incurred by such terminated or withdrawing Member or Associate Member prior to the time of its termination or withdrawal.

20. Miscellaneous

a. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

b. **Construction.** The section headings herein are for convenience only and are not to

be construed as modifying or governing the language in the section referred to.

c. **Approvals.** Wherever in this Agreement any consent or approval is required, the same shall not be unreasonably withheld.

d. **Jurisdiction; Venue.** This Agreement is made in the State of California, under the Constitution and laws of such State and is to be so construed; any action to enforce or interpret its terms shall be brought in Sacramento County, California.

e. **Integration.** This Agreement is the complete and exclusive statement of the agreement among the parties hereto, and it supersedes and merges all prior proposals, understandings, and other agreements, whether oral, written, or implied in conduct, between and among the parties relating to the subject matter of this Agreement.

f. **Successors; Assignment.** This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties hereto. Except to the extent expressly provided herein, no Member may assign any right or obligation hereunder without the consent of the Board.

g. **Severability.** Should any part, term or provision of this Agreement be decided by the courts to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining parts, terms or provisions hereof shall not be affected thereby.

The parties hereto have caused this Agreement to be executed and attested by their properly authorized officers.

AS ADOPTED BY THE MEMBERS:

Originally dated July 1, 1993
Amended and restated December 10, 1998
Amended and restated February 18, 1999
Amended and restated September 18, 2002
Amended and restated January 28, 2004
Amended and restated December 10, 2014

[SIGNATURES ON FOLLOWING PAGES]

ATTACHMENT 1
CALIFORNIA HOME FINANCE AUTHORITY MEMBERS

As of December 10, 2014

Alpine County
Amador County
Butte County
Calaveras County
Colusa County
Del Norte County
El Dorado County
Glenn County
Humboldt County
Imperial County
Inyo County
Lake County
Lassen County
Madera County
Mariposa County
Mendocino County
Merced County
Modoc County
Mono County
Napa County
Nevada County
Placer County
Plumas County
San Benito County
Shasta County
Sierra County
Siskiyou County
Sutter County
Tehama County
Trinity County
Tuolumne County
Yolo County
Yuba County

SIGNATURE PAGE FOR NEW ASSOCIATE MEMBERS

NAME OF COUNTY OR CITY:

Dated: _____

By: _____

Name: _____

Title: _____

Attest:

By _____
[Clerk of the Board Supervisors or City Clerk]

RESOLUTION NO. 4241

RESOLUTION AUTHORIZING THE CITY OF ARROYO GRANDE TO JOIN THE CALIFORNIAFIRST PROGRAM; AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT CONTRACTUAL ASSESSMENT PROCEEDINGS AND LEVY CONTRACTUAL ASSESSMENTS WITHIN THE TERRITORY OF THE CITY OF ARROYO GRANDE; AND AUTHORIZING RELATED ACTIONS

WHEREAS, the California Statewide Communities Development Authority ("California Communities") is a joint exercise of powers authority the members of which include numerous cities and counties in the State of California, including the City of Arroyo Grande (the "City"); and

WHEREAS, California Communities has established the CaliforniaFIRST program (the "CaliforniaFIRST Program") to allow the financing of certain renewable energy, energy efficiency and water efficiency improvements (the "Improvements") through the levy of contractual assessments pursuant to Chapter 29 of Division 7 of the Streets & Highways Code ("Chapter 29") and the issuance of improvement bonds (the "Bonds") under the Improvement Bond Act of 1915 (Streets and Highways Code Sections 8500 and following) (the "1915 Act") upon the security of the unpaid contractual assessments; and

WHEREAS, Chapter 29 provides that assessments may be levied under its provisions only with the free and willing consent of the owner of each lot or parcel on which an assessment is levied at the time the assessment is levied; and

WHEREAS, the City desires to allow the owners of property within its jurisdiction ("Participating Property Owners") to participate in the CaliforniaFIRST Program and to allow California Communities to conduct assessment proceedings under Chapter 29 and to issue Bonds under the 1915 Act to finance the Improvements; and

WHEREAS, California Communities will conduct assessment proceedings under Chapter 29 and issue Bonds under the 1915 Act to finance Improvements;

WHEREAS, there has been presented to this meeting a proposed form of Resolution of Intention to be adopted by California Communities in connection with such assessment proceedings (the "ROI"), a copy of which is attached hereto as "Exhibit A", and the territory within which assessments may be levied for the CaliforniaFIRST Program shall (the "Proposed Boundaries"); and

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings; the levy or collection of assessments or any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of the Bonds or any other bonds issued in connection with the CaliforniaFIRST Program; and

WHEREAS, pursuant to Government Code Section 6586.5, a notice of public hearing has been published once at least five days prior to the date hereof in a newspaper of general circulation in the City and a public hearing has been duly conducted by this City Council concerning the significant public benefits of the CaliforniaFIRST Program and the financing of the Improvements;

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

Section 1. On the date hereof, the City Council held a public hearing and the City Council hereby finds and declares that the issuance of bonds by California Communities in connection with the CaliforniaFIRST Program will provide significant public benefits, including without limitation, savings in effective interest rate, bond preparation, bond underwriting and bond issuance costs and reductions in effective user charges levied by water and electricity providers within the boundaries of the City.

Section 2. In connection with the CaliforniaFIRST Program, the City hereby consents to the conduct of special assessment proceedings by California Communities pursuant to Chapter 29 on any property within the Proposed Boundaries and the issuance of Bonds under the 1915 Act; provided, that

(1) Such proceedings are conducted pursuant to one or more Resolutions of Intention in substantially the form of the ROI; and

(2) The Participating Property Owners, who shall be the legal owners of such property, execute a contract pursuant to Chapter 29 and comply with other applicable provisions of California law in order to accomplish the valid levy of assessments; and

(3) The City will not be responsible for the conduct of any assessment proceedings; the levy or collection of assessments or any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of the Bonds or any other bonds issued in connection with the CaliforniaFIRST Program; and

(4) The issuance of Bonds will occur following receipt of a final judgment in a validation action filed by California Communities pursuant to Code of Civil Procedure Section 860 that the Bonds are legal obligations of California Communities.

Section 3. Pursuant to the requirements of Chapter 29, California Communities has prepared and will update from time to time the "Program Report" for the CaliforniaFIRST Program (the "Program Report"), and California Communities will undertake assessment proceedings and the financing of Improvements as set forth in the Program Report.

Section 4. The appropriate officials and staff of the City are hereby authorized and directed to make applications for the CaliforniaFIRST program available to all property owners who wish to finance Improvements; provided, that California Communities shall be responsible for providing such applications and related materials at its own expense. The following staff persons, together with any other staff persons chosen by the City Manager from time to time, are hereby designated as the contact persons for California Communities in connection with the CaliforniaFIRST Program: Director of Community Development.

Section 5. The appropriate officials and staff of the City are hereby authorized and directed to execute and deliver such closing certificates, requisitions, agreements and related documents as are reasonably required by California Communities in accordance with the Program Report to implement the CaliforniaFIRST Program for Participating Property Owners.

Section 6. The appropriate officials and staff of the City are hereby authorized and directed to pay California Communities a fee in an amount not to exceed \$10,000, which California Communities will use to pay for the costs of implementing the CaliforniaFIRST Program in the City, including the payment of legal costs incurred in connection with judicial validation of the CaliforniaFIRST Program.

Section 7. The City Council hereby finds that adoption of this Resolution is not a “project” under the California Environmental Quality Act, because the Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4)).

Section 8. This Resolution shall take effect immediately upon its adoption. The City Clerk is hereby authorized and directed to transmit a certified copy of this resolution to the Secretary of California Communities.

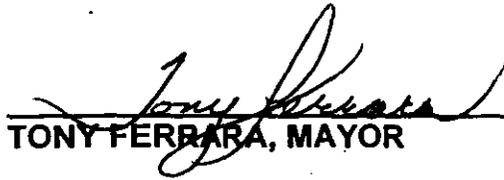
On motion of Council Member Guthrie, seconded by Council Member Fellows, and on the following roll call vote, to wit:

AYES: Council Members Guthrie, Fellows, and Mayor Ferrara

NOES: None

ABSENT: Council Members Costello, and Arnold

the foregoing Resolution was adopted this 12th day of January 2010.


TONY FERRARA, MAYOR

ATTEST:


KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:


STEVEN ADAMS, CITY MANAGER

APPROVED AS TO FORM:


TIMOTHY J. CARMEL, CITY ATTORNEY

RESOLUTION NO. ____

**RESOLUTION DECLARING INTENTION TO FINANCE INSTALLATION OF
DISTRIBUTED GENERATION RENEWABLE ENERGY SOURCES, ENERGY
EFFICIENCY AND WATER EFFICIENCY IMPROVEMENTS**

COUNTY OF _____

WHEREAS, the California Statewide Communities Development Authority ("California Communities") is authorized under the authority granted California Communities pursuant to Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California in accordance with Chapter 29 of Part 3 of Division 7 of the Streets & Highways Code of the State of California ("Chapter 29") to authorize assessments to finance the installation of distributed generation renewable energy sources, and energy efficiency and water efficiency improvements that are permanently fixed to real property ("Authorized Improvements"); and

WHEREAS, Chapter 29 authorizes California Communities to enter into contractual assessments to finance the installation of Authorized Improvements in the County of ____ (the "County"); and

WHEREAS, California Communities wishes to declare its intention to establish a CaliforniaFIRST program (the "CaliforniaFIRST Program") in the County, pursuant to which California Communities, subject to certain conditions set forth below, would enter into contractual assessments to finance the installation of Authorized Improvements in the County;

NOW, THEREFORE, BE IT RESOLVED by the California Statewide Communities Development Authority, as follows:

Section 1. Findings. California Communities hereby finds and declares the following:

- (a) The above recitals are true and correct.
- (b) Energy conservation efforts, including the promotion of energy-related Authorized Improvements to residential, commercial, industrial, or other real property, are necessary to address the issue of global climate change and the reduction of greenhouse gas emissions in the County.
- (c) Water conservation efforts, including the promotion of water-related Authorized Improvements to residential, commercial, industrial, or other real property, are necessary to address the issue of chronic water shortages in California.
- (d) The upfront cost of making residential, commercial, industrial, or other real property more energy and water efficient, along with the fact that most commercial loans for that purpose are due on the sale of the property, prevents many property owners from installing Authorized Improvements.
- (e) A public purpose will be served by establishing a contractual assessment program, to be known as the CaliforniaFIRST Program, pursuant to which California

Communities will finance the installation of Authorized Improvements to residential, commercial, industrial, or other real property in the County.

Section 2. Determination of Public Interest. California Communities hereby determines that (a) it would be convenient, advantageous, and in the public interest to designate an area, which shall encompass the entire geographic territory within the boundaries of the County, within which California Communities and property owners within the County may enter into contractual assessments to finance the installation of Authorized Improvements pursuant to Chapter 29 and (b) it is in the public interest for California Communities to finance the installation of Authorized Improvements in the County pursuant to Chapter 29.

Section 3. Identification of Authorized Improvements. California Communities hereby declares that it proposes to make contractual assessment financing available to property owners to finance installation of Authorized Improvements, including but not limited to those improvements detailed in the Report described in Section 7 below, as that Report may be amended from time to time.

Section 4. Identification of Boundaries. Contractual assessments may be entered into by property owners located within the entire geographic territory of the County; provided, however, that California Communities shall not enter into contractual assessments to finance the installation of Authorized Improvements with the owner of any property in the County unless requested to do so first by the County if the property is located in unincorporated territory or a city if the property is located in incorporated territory and after such city or the County, as applicable, has held a public hearing pursuant to Section 6586.5 of the Government Code of the State of California. The form of resolution pursuant to which cities may request California Communities to enter into contractual assessments to finance the installation of Authorized Improvements is attached as Exhibit A.

Section 5. Proposed Financing Arrangements. Under Chapter 29, California Communities may issue bonds pursuant to Chapter 29 that are payable by contractual assessments and California Communities may advance its own funds to finance work to be repaid through contractual assessments, and may from time to time sell bonds to reimburse itself for such advances. Division 10 (commencing with Section 8500) of the Streets & Highways Code of the State (the "Improvement Bond Act of 1915") shall apply to any bonds issued pursuant to Chapter 29, insofar as the Improvement Bond Act of 1915 is not in conflict with Chapter 29.

California Communities shall determine the creditworthiness of a property owner to participate in the financing of Authorized Improvements based on the criteria developed by the Program Manager in consultation with the CaliforniaFIRST Program financing team and on file with the Secretary.

In connection with bonds issued under the Improvement Bond Act of 1915 that are payable from contractual assessments, serial and/or term improvement bonds shall be issued in such series and shall mature in such principal amounts and at such times (not to exceed 20 years from the second day of September next following their date) and at such rate or rates of interest (not to exceed the maximum rate permitted by applicable law) as shall be determined by California Communities at the time of the issuance and sale of the bonds. The provisions of Part 11.1 of the Improvement Bond Act of 1915 shall apply to the calling of the bonds. It is the intention of California Communities to create a special reserve fund for the bonds under

Part 16 of the Improvement Bond Act of 1915. California Communities will not advance available surplus funds from its treasury to cure any deficiency in the redemption fund to be created with respect to the bonds; provided, however, that this determination shall not prevent California Communities from, in its sole discretion, so advancing funds. The bonds may be refunded under Division 11.5 of the California Streets and Highways Code or other applicable laws permitting refunding of the bonds, upon the conditions specified by and at the determination of California Communities.

California Communities hereby authorizes the Program Manager, upon consultation with bond counsel and the CaliforniaFIRST Program underwriter, to provide for the issuance of bonds payable from contractual assessments.

In connection with the issuance of bonds payable from contractual assessments, California Communities expects to obligate itself, through a covenant with the owners of the bonds, to exercise its foreclosure rights with respect to delinquent contractual assessment installments under specified circumstances.

Section 6. Public Hearing. Pursuant to the Act, California Communities hereby orders that a public hearing be held before this Commission, at _____, on _____, _____, 2010 at _____ a.m., for the purposes of allowing interested persons to object to or inquire about the proposed program or any of its particulars. The public hearing may be continued from time to time as determined by the Commission for a time not exceeding a total of 180 days.

At the time of the hearing, the Report described in Section 7 below shall be summarized and the Commission shall afford all persons who are present an opportunity to comment upon, object to, or present evidence with regard to the proposed contractual assessment program, the extent of the area proposed to be included within the program, the terms and conditions of the draft Contract described in Section 7 below, or the proposed financing provisions. Following the public hearing, California Communities may adopt a resolution confirming the Report (the "Resolution Confirming Report") or may direct the Report's modification in any respect, or may abandon the proceedings.

The Commission hereby orders the Secretary to publish a notice of public hearing once a week for two successive weeks. Two publications in a newspaper published once a week or more often, with at least five days intervening between the respective publication dates not counting such publication dates, are sufficient. The period of notice will commence upon the first day of publication and terminate at the end of the fourteenth day. The first publication shall occur not later than 20 days before the date of the public hearing.

Section 7. Report. The Commission hereby directs the Program Manager for the CaliforniaFIRST Program to prepare and file with the Commission a report (the "Report") at or before the time of the public hearing described in Section 6 above containing all of the following:

(a) A map showing the boundaries of the territory within which contractual assessments are proposed to be offered, as set forth in Section 4 above.

(b) A draft contract (the "Contract") specifying the terms and conditions that would be agreed to by California Communities and a property owner within the County. The Contract may allow property owners to purchase directly the related equipment and materials for the

installation of the Authorized Improvements and to contract directly for the installation of such Authorized Improvements.

(c) A statement of California Communities' policies concerning contractual assessments including all of the following:

(1) Identification of types of Authorized Improvements that may be financed through the use of contractual assessments.

(2) Identification of California Communities official authorized to enter into contractual assessments on behalf of California Communities.

(3) A maximum aggregate dollar amount of contractual assessments in the County.

(4) A method for setting requests from property owners for financing through contractual assessments in priority order in the event that requests appear likely to exceed the authorization amount.

(d) A plan for raising a capital amount required to pay for work performed pursuant to contractual assessments. The plan may include amounts to be advanced by California Communities through funds available to it from any source. The plan may include the sale of a bond or bonds or other financing relationship pursuant to Section 5898.28 of Chapter 29. The plan shall include a statement of or method for determining the interest rate and time period during which contracting property owners would pay any assessment. The plan shall provide for any reserve fund or funds. The plan shall provide for the apportionment of all or any portion of the costs incidental to financing, administration, and collection of the contractual assessment program among the consenting property owners and California Communities.

(e) A report on the results of the consultations with the County Auditor-Controller described in Section 9 below concerning the additional fees, if any, that will be charged to California Communities for incorporating the proposed contractual assessments into the assessments of the general taxes of the County on real property, and a plan for financing the payment of those fees.

Section 8. Nature of Assessments. Assessments levied pursuant to Chapter 29, and the interest and any penalties thereon, will constitute a lien against the lots and parcels of land on which they are made, until they are paid. Unless otherwise directed by California Communities, the assessments shall be collected in the same manner and at the same time as the general taxes of the County on real property are payable, and subject to the same penalties and remedies and lien priorities in the event of delinquency and default.

Section 9. Consultations with County Auditor-Controller. California Communities hereby directs the Program Manager to enter into consultations with the County Auditor-Controller in order to reach agreement on what additional fees, if any, will be charged to California Communities for incorporating the proposed contractual assessments into the assessments of the general taxes of the County on real property.

Section 10. Preparation of Current Roll of Assessment. Pursuant to Section 5898.24(c), California Communities hereby designates the Program Manager (or his/her

designee) as the responsible official for annually preparing the current roll of assessment obligations by assessor's parcel number on property subject to a voluntary contractual assessment.

Section 11. Procedures for Responding to Inquiries. The Program Manager shall establish procedures to promptly respond to inquiries concerning current and future estimated liability for a voluntary contractual assessment.

Section 12. Professionals Appointed. California Communities hereby appoints Jones Hall, A Professional Law Corporation, San Francisco, California, as bond counsel to California Communities in connection with the CaliforniaFIRST Program. The Commission hereby authorizes and directs an Authorized Signatory of California Communities (as determined from time to time by the Commission by separate resolution) to enter into appropriate agreements with such firm for its services to California Communities in connection with the matters addressed in this Resolution.

Section 13. Set-Up Fees. The County and various cities within the County may advance fees to California Communities to pay for certain costs of establishing the CaliforniaFIRST Program, some or all of which represent State Energy Program (SEP) funds. The Program Manager is hereby authorized and directed to return to the County and cities, as applicable, any fees paid to California Communities by the County and cities, as applicable, that do not represent SEP funds and that California Communities does not use to pay for the costs of establishing the CaliforniaFIRST Program.

Section 14. Effective Date. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the California Statewide Communities Development Authority this _____, 2010.

I, the undersigned, the duly appointed, and qualified member of the Commission of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of said Authority at a duly called meeting of the Commission of said Authority held in accordance with law on _____, 2010.

By: _____
Member

OFFICIAL CERTIFICATION

I, **KELLY WETMORE**, City Clerk of the City of Arroyo Grande, County of San Luis Obispo, State of California, do hereby certify under penalty of perjury, that the attached Resolution No. 4241 is a true, full, and correct copy of said Resolution passed and adopted at a Regular meeting of the City Council of the City of Arroyo Grande on the 12th day of January 2010.

WITNESS my hand and the Seal of the City of Arroyo Grande affixed this 13th day of January 2010.



KELLY WETMORE, CITY CLERK

SAN LUIS OBISPO COUNTY



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

DATE: May 6, 2016
 TO: Dianne Thompson, Arroyo Grande City Manager
 FROM: Trevor Keith, Deputy Director
 SUBJECT: Property Assessed Clean Energy (PACE) Program

Managers and staff from several cities in San Luis Obispo County have contacted the County regarding Property Assessed Clean Energy (PACE), the status of PACE at the County and in the other cities, and guidance as to how to move forward with PACE. These inquiries have been received by the Planning and Building Department, County Counsel, Auditor's Office, and others. More recently, the County has received inquiries regarding the coordination of outreach and marketing efforts, and the long term monitoring of overall PACE activities, providers, and projects. The purpose of this memo is to address all of these inquiries in one place as of today.

PACE was presented to the County Board of Supervisors on 11/17/2015, and per the results of our Request for Proposal (RFP) process and staff recommendations, the Board voted unanimously to move forward with authorizing three PACE administrators to operate residential PACE programs in the unincorporated county. These include HERO, California First, and Ygrene. Since November, staff from the County Planning and Building Department's Energy Section has been working closely with PACE administrators to launch and implement a coordinated and cohesive multi-provider PACE program in San Luis Obispo County. The goal of this effort is to provide complete and unbiased information to stakeholders about PACE, how it works, and how it compares to other existing financing options. Two events have already been held, the first targeted contractors and trades professionals while the second targeted real estate professionals. Two more are being planned now; the next event will be held in Paso Robles on May 10th and sponsored by the North San Luis Obispo County Association of Realtors. This event will provide an opportunity for the Real Estate community to discuss their concerns regarding PACE with program administrators. As a part the overall launch effort, extensive outreach and marketing materials have also been developed including event flyers, program comparisons, and FAQs.

Energy Section staff have also worked to provide information and materials to staff from several cities seeking guidance as to how to move forward with PACE. As has been done already, Energy Section staff is happy to provide any resources or documentation – including resolutions, agreements, RFP materials, and staff reports and presentations – that may help inform decision making and expedite the implementation of PACE in your jurisdiction. Please note that while the County established binding resolutions and agreements with each of the PACE administrators, it is only necessary for your Council to pass a resolution that authorizes a PACE administrator to operate in your jurisdiction. Given the need to coordinate with existing

energy efficiency programs and previous concerns regarding PACE implementation, the County chose to supplement our resolutions with an agreement that specified industry best practices, data provision requirements, consumer protections, and more.

To see the current status of PACE across the County and all incorporated jurisdictions, please see the figure below.

Jurisdiction	Date Adopted or Scheduled	PACE Administrator		
		HERO	*California First	Ygrene
County of SLO	11/17/15	X	X	X
City of SLO	2/16/16	X	X	X
Morro Bay	2/23/16	X	X	X
Paso Robles	4/19/16	X	X	
Atascadero	4/26/16		X	
Grover Beach	TBD 5/16/16	X	X	Considering in August 2016
Arroyo Grande	TBD		X	
Pismo Beach	TBD			

* Please note that all of the incorporated cities, except Pismo Beach, previously passed a resolution authorizing California First to operate within their jurisdictions.

If you have any questions, or would like to request more information about upcoming events or materials to authorize PACE in your jurisdiction, please contact Jon Griesser at jgriesser@co.slo.ca.us or Brett Bishop at bbishop@co.slo.ca.us

Sincerely,



Trevor Keith, Deputy Director / Policies and Programs
County of San Luis Obispo, Department of Planning and Building

cc: Teresa McClish, Community Development Director/ City of Arroyo Grande
Kelly Heffernon, Planner / City of Arroyo Grande
Dan Buckshi, CAO / County of San Luis Obispo
Guy Savage, Assistant CAO / County of San Luis Obispo
Jim Bergman, Director / County Department of Planning and Building

COUNTY OF SAN LUIS OBISPO



Come learn about all the energy financing options in San Luis Obispo County including PACE.

Property Assessed Clean Energy (PACE) is a financing program that allows home owners to make energy efficiency, renewable energy, and water conservation improvements to their property and repay the costs over time on their property tax statement. There are three authorized PACE administrators that operate in the county including CaliforniaFirst, HERO, and Ygrene.

The County of SLO is working to ensure that real estate professionals get complete and unbiased information about PACE, how it works and how it compares. The Planning & Building Department's Energy Section will be hosting an event to introduce PACE to real estate professionals.

Tuesday, May 10th @ 12:30pm
North SLO County Association of Realtors

1101 Riverside Avenue, Paso Robles, CA 93446

Tentative Schedule:

12:30 - 1:30	Lunch and Introduction by County staff
1:30 - 1:45	Presentation by PACE Provider
1:50 - 2:05	Presentation by PACE Provider
2:10 - 2:25	Presentation by PACE Provider
2:30 - 2:45	Presentation by Kevin Hauber of the Mortgage House, Inc.
3:00 - 3:30	Q&A
3:30 ~ on	Tabling/Refreshments

Please reserve questions regarding general program aspects for the Q&A session.

Please RSVP to: srodriguez@co.slo.ca.us

(805) 781-1674 | energy@co.slo.ca.us



COUNTY OF
SAN LUIS OBISPO



What is PACE?

Property Assessed
Clean Energy



Property Assessed Clean Energy (PACE) Financing

Property Assessed Clean Energy (PACE) financing is designed to make payments affordable by offering a fixed interest rate payable over an extended period of time as an assessment on the property tax bill.

PACE Overview:

- New way to pay for home energy efficiency and renewable upgrades
- Created in partnership with local governments
- Property owners pay for improvement through property tax bill

SAMPLE COUNTY SECURED PROPERTY TAX BILL 2015-2016
FOR FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016

JOHN SMITH
DIRECTOR OF FINANCE
TAX COLLECTOR

ANNUAL TAX BILL

*** ATTENTION ***

IMPORTANT INFORMATION

DIRECTOR

UNIFIED SCHOOL DISTRICT
COUNTY SEWER SERVICE
STREET LIGHTING
COUNTY PARAMEDIC SERVICE
HERO FINANCING

TAX RATE AREA CODE		TAX BASE	TAX RATE	TAX AMOUNT
AD VALOREM TAXING AGENCY				
COUNTY WIDE 1% COLL. ABC		1	1.0000	1,332.65
		1	.01920	25.55
TOTAL TAXING AGENCY TOTAL				1,358.20
LEVY	PHONE NUMBER	LEVY AMOUNT		
02	000-000-0000	238.70		
01	000-000-0000	117.80		
00	000-000-0000	17.80		
04	000-000-0000	6.90		
	000-000-0000	700.00		
DIRECT LEVY TOTAL				1,081.40

Why HERO?

A moment of opportunity: Every year, 1 in 6 property owners replace a system that affects energy consumption.



*Calculations are estimates based on established environmental and economic models for the state of California.

Community Impact

Home upgrades do more than save energy. In addition to helping communities reach their public policy goals, HERO also helps them create new jobs, increase property values, and protect consumers.

HERO provides:

Economic Stimulus:

- Lower Utility Bills
- New Job Creation
- Increased Property Values

Consumer Protection:

- Elder Care
- Market Value Pricing
- Payment Upon Job Completion
- Dispute Resolution

Environmental Benefits:

- Reduced CO₂ Emissions
- Decreased Energy Consumption
- Increased Renewables Generation

The Key to Energy Efficiency

RENOVATEAMERICA™

Renovate America's HERO Program is the largest and most successful residential PACE based financing program in the nation; 4 out of every 5 projects are HERO projects.

Renovate America brings private capital to meet public policy objectives through the world's first asset-backed Green Bond Platform. HERO Bonds have brought more than \$1 billion to clean energy goals in California alone.

Our proven model enables us to provide:

- Ongoing capital
- Industry-leading consumer protections
- Dependable support services
- Comprehensive technology infrastructure

...all at no cost to government.



HERO Advantage

When you have HERO in your community you're protecting property owners before, during and upon completion of every project.

HERO Features:

- 100% Financing
- Approvals Based on Home Equity
- Low Fixed Interest Rates
- 5, 10, 15 or 20 Year Payment Terms
- Consumer Protections

HERO Products:

Over one million models of energy and water saving products qualify, including:

- Solar
- HVAC
- Roofing
- Windows and Doors
- Artificial Turf
- Pool Pumps
- Insulation
- Drought Tolerant Landscaping

Consumer Protection		Before HERO	After HERO
Training	Eligibility Requirements Proposal Automation Estimating Calculators Application Verification	✗	✓
Compliance	Marketing Product Eligibility Market Value Pricing CSLB Confirmation Permit Verification	✗	✓
Protection	Pay Upon Completion ID Verification Terms Confirmation In Good Standing Dispute Resolution	✗	✓

Community Support:

Consumer Protection & Contractor Training



Community Support

We provide dedicated support to property owners, contractors, real estate professionals, and municipalities through every step of the process.

Municipal Support

Dedicated Market Development Managers are assigned to every municipality to provide program education, continued support, and to respond to constituent inquiries.

Contractor Training

Our representatives in the field provide training and ongoing assistance on Program implementation.

Dispute Resolution

Every property owner complaint receives a full investigation. When necessary, our investigators will intervene to resolve any disputes.

HERO Property Advisors: 855-225-HERO

A dedicated division of specialists are available to assist real estate professionals and homeowners during the selling or refinancing process and answer any questions that may arise.

HERO Hotline: 855-HERO-411

Our full service call center is available to property owners and contractors from project start to completion.



Consumer Protection Policy

HERO has developed industry leading Consumer Protection Policies for the home energy improvement financing sector:

Contractor ID Verification

HERO Registered Contractors are all verified, and are required to adhere to our industry-leading consumer protections.

Support Start to Finish

Our U.S. based support is available to contractors and property owners seven days a week.

Product Verification

In addition to the HERO Product Eligibility Specifications, products installed are required to meet applicable local, state or federal efficiency standards.

Payment Protection

No payments are made to the contractor until the property owner signs a completion certificate to verify the project has been completed to their satisfaction.



HERO Protects Elderly Consumers

Compliance agents provide the following **additional services for elderly protection:**

- In-home visits (regular follow-ups)
- Contractor/property owner mediation services
- Liaise with Elder Protection Organizations
- 100% resolution of all reasonable matters

Additional **preventive controls** in place for homeowners **over the age of 64:**

- Trained specialists who ask specific questions to gauge property owner's capacity to enter into a contract
- Verbal confirmation of financing terms
- Verbal confirmation from homeowners before contractors are paid



Technology Platform



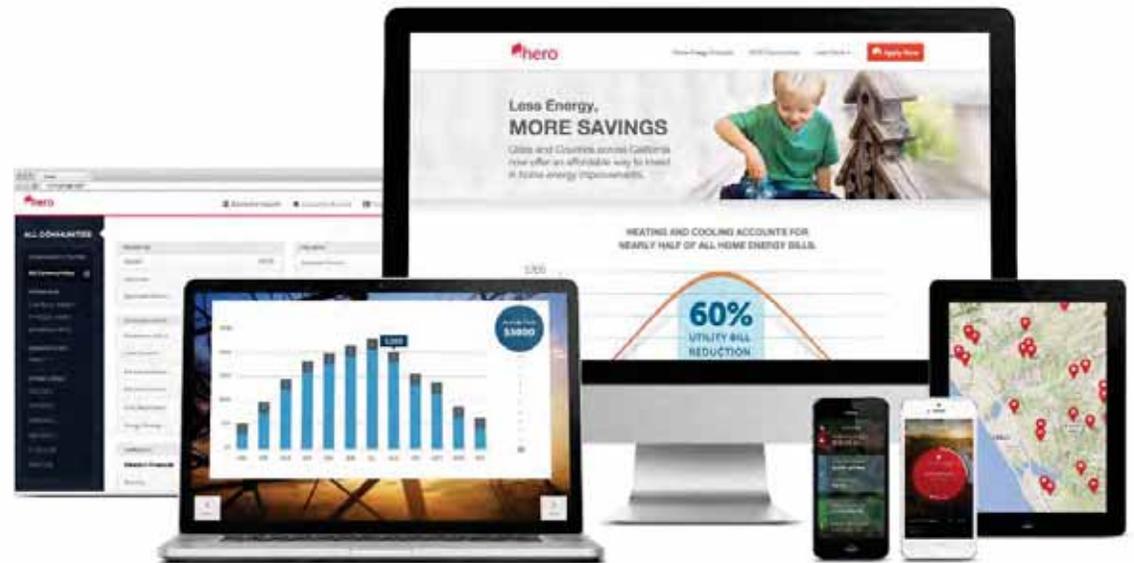
HERO Supports Government Partners

HERO Gov provides real-time access to data so that government partners can see – at any time – the impact of the program on their community.

Features:

Up-to-the minute and easily accessible reports provide community-specific data on:

- Economic stimulus & impact
- Environmental impact & savings
- Drill-down on metrics by community
- Ability to view different time periods

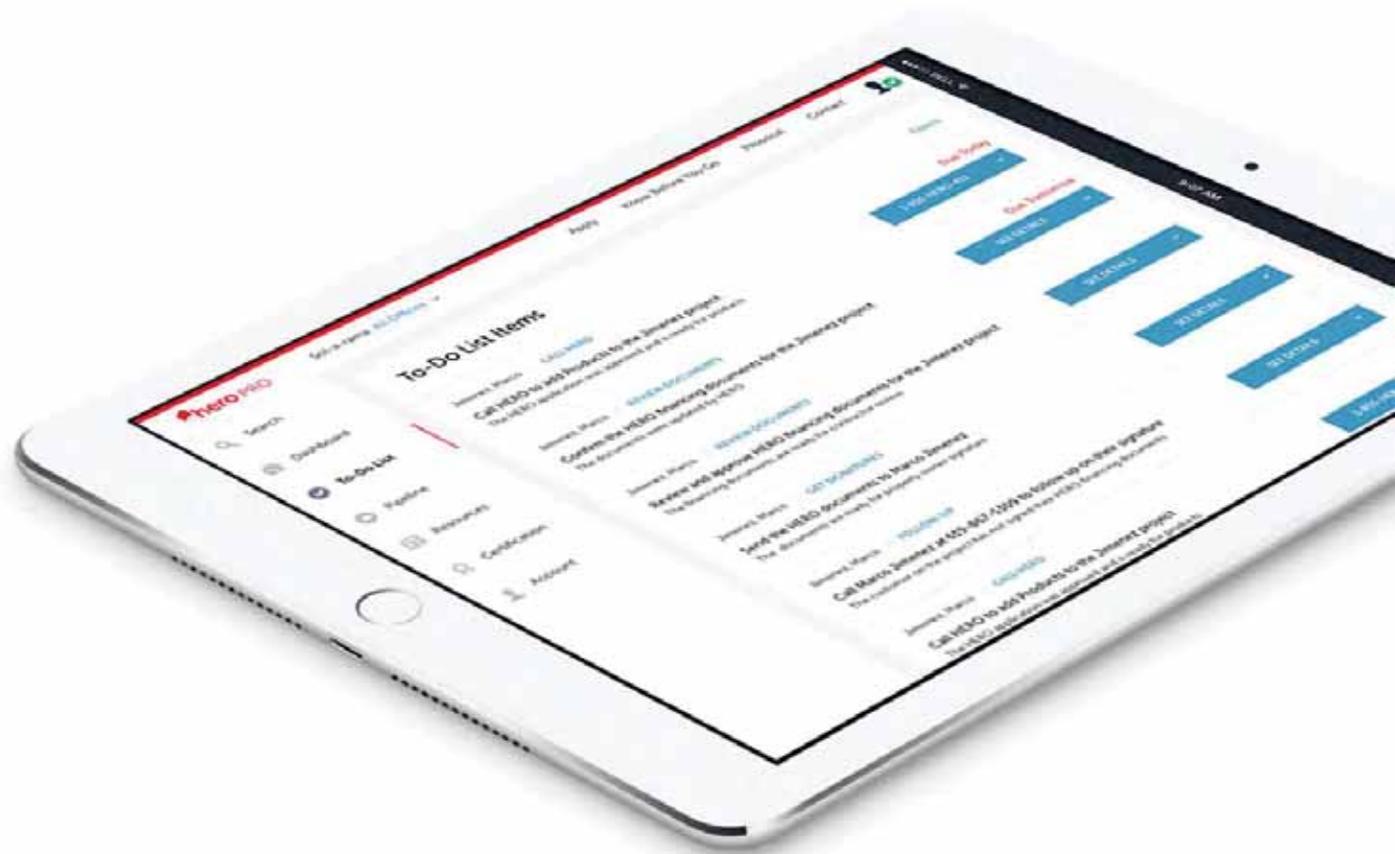


HERO Supports Contractors

HERO Pro provides the most comprehensive suite of software tools for estimating and financing.

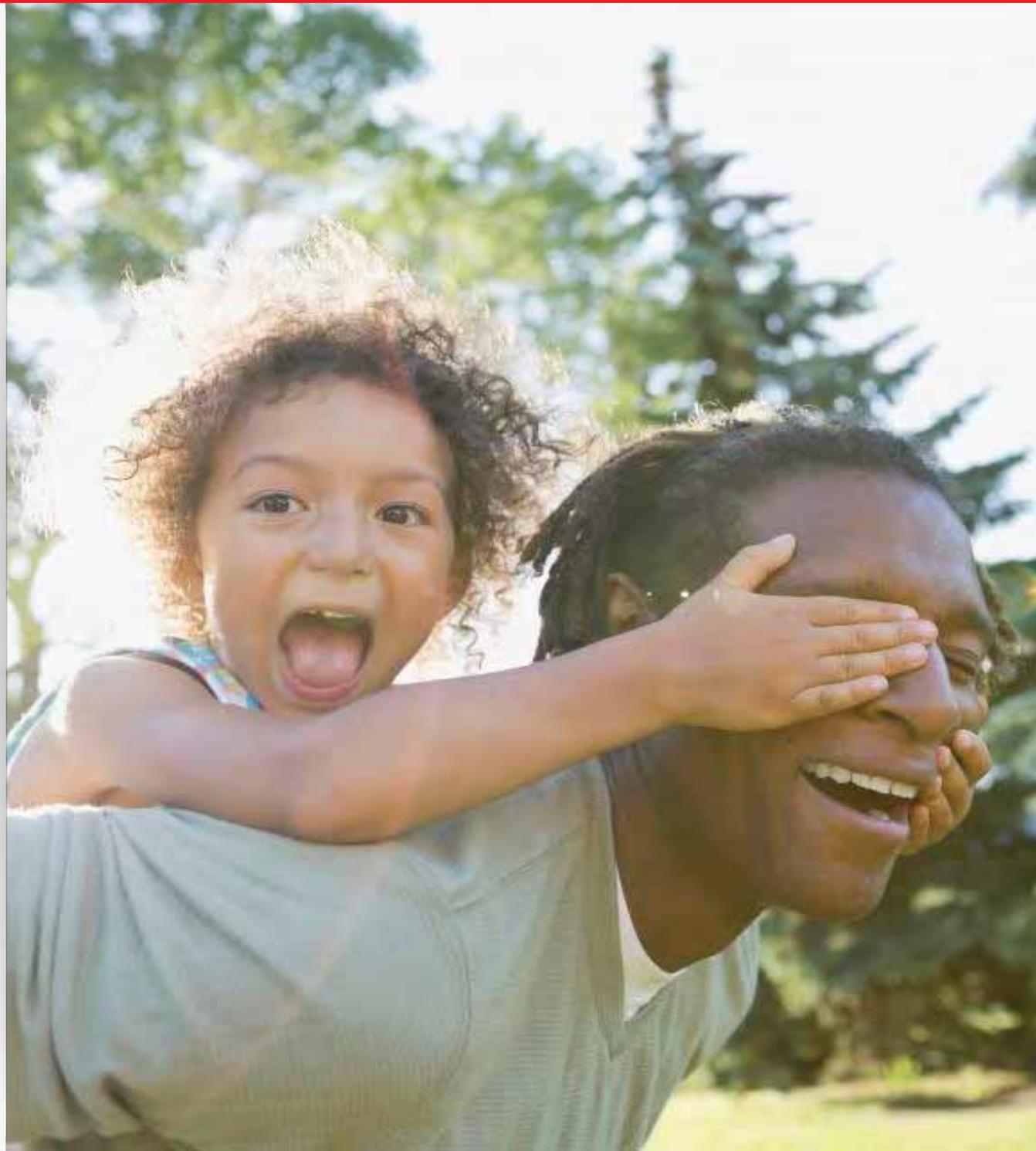
Features:

- Proposal tools
- Estimating calculators
- Job tracking dashboard
- Electronic signatures
- Step-by-step process
- Financing document generation
- Training curriculum



HERO in Action:

Impact & Awards



HERO Footprint & Program Stats (since 2012)



~86% California households can participate in the Program – 47 Counties, ~11.9 Million households



138,000 approved applications for **\$8.2 Billion**



68,000 homes improved
\$1.6 Billion funded in upgrades



13,500+ local jobs created
\$2.8 Billion in annual economic impact



2.8 Million Tons of abated CO₂ emissions –
resulting in **\$2.8 Billion** in utility bill savings



94% Said that HERO Program Representatives are friendly, knowledgeable and professional



93% Said that they would recommend the HERO Program to a friend or relative

Awards & Recognition

 **U.S. Climate Leadership for Innovative Partnerships**
U.S. Environmental Protection Agency

 **White House Water Summit**
Office of Science and Technology Policy

 **Environmental & Economic Partnership**
Governor of California

 **President's Award for Excellence**
Southern CA Association of Governments

 **Model Community Achievement Award**
South Coast Air Quality Management District

 **Best Residential Partnership**
U.S. Green Building Council

 **Best of the Best**
Urban Land Institute

 **Business Achievement Award**
Climate Change Business Journal



Frequently Asked Questions

What is PACE?

PACE stands for Property Assessed Clean Energy. It is a public-private partnership that enables the financing of energy-efficient and renewable-energy upgrades to buildings, both residential and commercial, to be repaid over time through a voluntary tax assessment. PACE helps local economies grow and creates new, skilled jobs. Energy-efficiency savings also reduce CO2 emissions and offer energy independence.

What is the HERO Program, and how does it work?

The Home Energy Renovation Opportunity (HERO) Program is the PACE program by Renovate America. It offers a network of verified contractors and industry-leading consumer protections that help more property owners confidently invest in upgrading their homes with energy-efficiency and renewable energy renovations.

What types of home improvements are eligible?

Over one million products are eligible for HERO. Typical projects include: solar photovoltaic (PV) systems; energy-efficient space heating, ventilation and air conditioning (HVAC); energy-efficient windows, skylights, and doors; solar thermal water heating; air sealing and weatherization; insulation; and indoor energy-efficient light fixtures.

What are the costs and benefits of offering HERO in my community?

There are no costs to local government to offer the HERO Program; homeowners repay the full cost of their bond, and Renovate America provides all program administration at no cost. In addition, it does not require dedicated staff resources to develop or implement. HERO will benefit your community by stimulating local business, creating clean energy jobs, reducing energy consumption, and lowering greenhouse gas emissions.

Ygrene Overview

YgreneWORKS™
for your community

Ygrene Energy Fund is the nation's leading multi-state provider of residential, multifamily and commercial property assessed clean energy financing. Our award-winning YgreneWorks™ program provides immediately accessible financing with no upfront costs for energy efficiency, renewable energy, water conservation and, in certain locations, electric vehicle charging stations and seismic upgrades.

Adding Ygrene to your city or county's environmental program can potentially help create more local jobs, stimulate the local economy, achieve mandated CO₂ reduction targets and help your constituents save energy and lower their utility bills.

Ygrene's experienced financial experts, top operational and funding teams and locally connected area managers are focused on providing best-in-class customer protections and service to deliver an effective PACE program that can help generate measurable results—and more choice in PACE financing—for your community.

Together, we're committed to making it easier for property owners to invest in their future and a healthier environment.

Learn more at ygreneworks.com.



Consumer Protection

When it comes to doing what's right for property owners, Ygrene sets the bar higher. We are committed to ensuring the highest standard of consumer protections and PACE financing practices in the industry.

Economic Stimulus

Ygrene can help you achieve the triple bottom line: creating jobs, building the economy and reducing carbon impact.

Environmental Benefit

From solar panels and wind turbines to low-flow plumbing and drip irrigation, Ygrene funds thousands of environmentally friendly energy and water saving improvements to fit your community.

Dedicated Team

Ygrene manages every aspect of the Program with oversight by government staff—a turnkey service with a dedicated team that won't impact your local budget or resources.

Zero Cost to Local Government

Ygrene covers all costs including implementation, customer care, marketing and financing.

Ygrene Quick Fact Sheet

Founded	2010
Government Sponsor(s)	254+ cities, counties and agencies across 3 states: California, Florida
Cost to Participating Governments	None
Projects	14,000+ projects totaling over \$437 million in approved and completed projects (as of 5/31/16).
Program Impact Statistics* (estimated)	<p>Jobs Created & Sustained = 6,549+</p> <p>Economic Stimulus = \$1.1 Billion</p> <p>Utility Bill Savings = \$873 Million</p> <p>Renewable Energy Produced: 27 Megawatts</p> <p>GHG/CO₂ Emissions Abated: 524,000 Metric tons</p> <p>Water Conserved: 1.9 Billion Gallons</p> <p><small>*Ygrene proprietary model based on data sourced from UC Berkeley Lawrence Hall of Science and ECONorthwest Economic Impact Analysis of PACE Programs (April 2011).</small></p>
Judicial Validation	Statewide districts formed and validated in CA and FL
Property Types	Both commercial and residential financing available (Single family, Multifamily, Retail, Industrial, Agricultural and Nonprofit)
Minimum Financing	\$2,500 - Residential & Commercial
Maximum Financing	15% of property value; LTV (including mortgage + PACE) cannot exceed 100% of property value
Interest Rates	<p>Residential: 6.50% - 8.49%</p> <p>Commercial: 6.49% - 7.99%</p> <p><small>Rates subject to change.</small></p>
Financing Terms	5, 10, 15, 20 year terms available in all Ygrene service areas, not to exceed useful life of the improvement; 25 and 30 year terms available on certain projects in select areas.
Program Website	www.ygreneworks.com

Frequently Asked Questions



What is YgreneWorks?

Ygrene Energy Fund's award-winning YgreneWorks™ program provides 100 percent, zero money down PACE financing enabling property owners to make energy efficiency, renewable generation and water conservation improvements to residential, multifamily, commercial and agricultural buildings. Payments are conveniently made through property tax bills.

What is PACE financing?

PACE (property assessed clean energy) is a simple and effective way to pay for a wide range of energy efficiency, renewable energy and water conservation upgrades to buildings. Payments are made through a special tax added to the property's tax bill and repaid with terms of up to 30 years. PACE financing may transfer with the property upon sale and may have tax benefits to the property owner. State and local governments sponsor PACE financing to help create jobs, promote economic development and protect the environment. PACE was named one of the top 20 "world-changing" ideas by Scientific American magazine.

What kinds of projects can be financed using YgreneWorks?

YgreneWorks PACE financing can be used to pay for energy efficiency, renewable energy and water conservation upgrades to residential, multifamily, commercial and agricultural buildings. In certain locations, YgreneWorks can also be used to finance electric vehicle charging stations, seismic upgrades and hurricane protection. Thousands of improvements (and associated installation costs) qualify. Some of the most commonly financed projects are solar systems, energy-efficient heating and cooling systems, windows, doors, roofing, insulation and ducts, pool pumps, water heaters and water-saving upgrades.

What is Ygrene Energy Fund?

Ygrene Energy Fund is a private company based in Santa Rosa, California, and is the nation's leading multi-state provider of residential and commercial property assessed clean energy financing. Through its award-winning YgreneWorks program, Ygrene is committed to making it easy for property owners to invest in their future and a healthier environment. Over the next five years, YgreneWorks is projected to create tens of thousands of local jobs and invest hundreds of millions into local economies.

What is the Golden State Finance Authority?

Golden State Finance Authority (GSFA) is a California public entity and agency (formerly known as California Home Finance Authority). As a joint powers authority (JPA) formed under California state law, GSFA has the power to form PACE special districts consisting of member counties and cities that unite to fulfill the goals of the JPA. By the unanimous vote of its 33 member counties, the GSFA board of directors formed a statewide PACE district through which the YgreneWorks PACE financing program operates.

Why are Ygrene and GSFA offering YgreneWorks?

There are many advantages that accrue from the statewide scope of YgreneWorks. With GSFA as the sponsor, cities and counties can achieve the many benefits of PACE—economic development, job creation, sustainability goals—without taking on the district formation and administration oversight associated with operating a PACE district. For property owners, especially larger commercial participants, the potential for improving their facilities throughout the state while utilizing a single financing program is very attractive. Contractors appreciate the ability to bring YgreneWorks financing to customers throughout their operating territories.

How does YgreneWorks benefit my community?

YgreneWorks allows your city or county to bring best-in-class PACE financing to its constituents by providing 100 percent, no money down project funding with some of the lowest rates and fees to residential, multifamily, commercial and agricultural property owners. Not only does YgreneWorks ensure

property owners have greater choice in energy efficiency, renewable energy and water conservation financing options, it also has the potential to generate more local green jobs, stimulate local economies and help achieve mandated CO₂ reduction targets, producing a safer, healthier environment for everyone.

Is it easy to join YgreneWorks?

Yes. Joining YgreneWorks is simple. There are no costs to your city or county and no ongoing staff time is required.

My community already has PACE financing, so why should we add YgreneWorks?

Expanding the number of PACE programs in your community increases competition among PACE providers. This ensures your constituents have access to the lowest rates and fees, the longest terms and other features and benefits they would not otherwise receive if the provider pool were limited. Ygrene is the only PACE provider offering 100 percent financing of the project cost for all eligible property types—residential, multifamily, commercial, industrial and agricultural.

My jurisdiction is not a member of GSFA. Do we have to join GSFA to participate in YgreneWorks?

If your county is not a member or associate member of GSFA, the opt-in resolutions passed by your Board of Supervisors will include associate membership in GSFA. Similarly, for cities that are not already members of GSFA, the opt-in resolutions passed by your City Council will include associate membership in GSFA. There is no cost in either case.

What is the process for my community to join the YgreneWorks program?

Joining YgreneWorks is fast and simple. The resolutions necessary to opt-in to the program can be approved at a single City Council or Board of Supervisors meeting and, if desired, included on your consent agenda. GSFA and Ygrene will provide samples of all required documents including sample staff reports and resolutions. Call **707-236-6655** to speak with a Ygrene government relations representative who will walk you through the process.

Is taxpayer money used to fund the YgreneWorks program?

No. Ygrene's financial partners provide all project funding for the Program.

How quickly can the YgreneWorks program be up and running in my community?

YgreneWorks can start operating in your community soon after your Board or Council approves the program. The Program can launch within one week of approval.

Can our city or county work with YgreneWorks to develop a program tailored to our community?

Yes, we work with local partners to understand how your community is unique and welcome your suggestions for how we can best reach your constituents. Program materials can be cobranded with your city or county, and communities can include program information on their websites and other pertinent materials. YgreneWorks is easily integrated with other energy efficiency and water conservation programs and utility rebate programs.

Are there any costs to my community by participating in YgreneWorks?

No. There is no cost to your city or county as a result of offering YgreneWorks in your community. Ygrene pays all costs of program administration, staffing, and marketing, and provides all project funding. Only property owners who voluntarily elect to utilize YgreneWorks to finance improvements to their property incur any costs.

How much staff time is required for my community to join the program, and what are our obligations after the program launches?

YgreneWorks is designed to provide a turnkey service with no ongoing administrative responsibilities for your city or county staff. GSFA and Ygrene provide sample reports and opt-in resolutions for use by staff in putting the item before your City Council or Board of Supervisors. Once YgreneWorks is operating in your community, Ygrene administers all aspects of the Program.

Some of this content is specific to the California market only. For questions about Florida or other states, please call 707.236.6655.

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