



City of Los Banos

At the Crossroads of California

www.losbanos.org

AGENDA

CITY COUNCIL MEETING

CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

MAY 6, 2020 – 4:00 PM

**Temporary Public Comment Email Established for the City of Los Banos
City Council Meeting of May 6, 2020 – emails must be received by 4:00 p.m.:**

The City has established a temporary email address citizens can use to email comments on any agenda item. Any public comments received by May 6, 2020 prior to 4:00 p.m. will be read aloud during the appropriate time and agenda item.

The email address is cityclerk@losbanos.org

The Council Chambers are closed to the public, those interested in viewing the City Council meeting can do so on the City of Los Banos' Website at:

<https://www.youtube.com/watch?v=sc3NQ8A8iuE&feature=youtu.be>

If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office @ (209) 827-7000 at least 48 hours prior to the meeting.

The City of Los Banos complies with the Americans with Disabilities Act (ADA) of 1990.

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Si requiere asistencia especial para atender o participar en esta junta por favor llame a la oficina de la Secretaria de la ciudad al (209) 827-7000 a lo menos de 48 horas previas de la junta.

La Ciudad de Los Banos cumple con la Acta de Americanos con Deshabilidad (ADA) de 1990.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 520 J Street, Los Banos, California during normal business hours. In addition, such writings and documents may be posted on the City's website at www.losbanos.org.

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Cualquier escritura o los documentos proporcionaron a una mayoría del Ayuntamiento respecto a cualquier artículo en este orden del día será hecho disponible para la inspección pública en la reunión y en la oficina de la Secretaria de la ciudad en City Hall, 520 J Street, Los Banos, California durante horas de oficina normales. Además, tales escrituras y los documentos pueden ser anunciados en el website de la ciudad en www.losbanos.org.

1. CALL TO ORDER. **4:00 PM**
2. PLEDGE OF ALLEGIANCE.
3. ROLL CALL: (City Council Members)
Faria ____, Johnson-Santos ____, Jones ____, Lewis ____, Villalta ____
4. CONSIDERATION OF APPROVAL OF AGENDA.
5. PUBLIC FORUM. (Members of the public may address the City Council on the following closed session items. Speakers may submit their comments by submitting a written statement by dropping it off in the Utility Payment Box at City Hall, 520 J Street, by mail or emailing cityclerk@losbanos.org. Comments received will be read into the record during the City Council Meeting.)
6. CONSIDERATION OF APPROVAL OF CONSENT AGENDA. (Items on the Consent Agenda are considered to be routine and will be voted on in one motion unless removed from the Consent Agenda by a City Council Member.)
 - A. Check Register for #221317 – #221978 in the Amount of \$1,808,813.09.
Recommendation: Approve the check register as submitted.
 - B. Third Quarter Investment Report for the 2019/2020 Fiscal Year.
Recommendation: Accept the report as submitted.
 - C. Minutes for the April 15, 2020 City Council Meeting.
Recommendation: Approve the minutes as submitted.
 - D. Request to Advertise Vacancy for the City of Los Banos' Representative on the Measure V Citizens Oversight Committee, Appointment of Mayor and Mayor Pro Tem to Sit on the Committee to Review, Interview and Recommend Appointment to the City Council at the June 3, 2020 City Council Meeting.
Recommendation: Approve the request as submitted.
 - E. City Council Resolution No. 6205 – Approving a Side Letter/Memorandum of Understanding Contract Extension through September 30, 2020 by and between the City of Los Banos and the Los Banos Fire Fighters Association.
Recommendation: Approve the resolution as submitted.
 - F. City Council Resolution No. 6206 – Approving Amendment No. 1 to the Professional Services Agreement with J.B. Anderson Land Use Planning for

Presidential Estates East Project and Budget Amendment to Increase Expenditures in the Amount of \$16,754.70 in Association with the Project.

Recommendation: Approve the resolution as submitted.

- G. City Council Resolution No. 6207 – Amending the Fiscal Year Budget by Increasing Revenues in the Amount of \$458,000 and Expenditures in the Amount of \$292,000 as it Pertains to the Building Department Budget.

Recommendation: Approve the resolution as submitted.

- H. City Council Resolution No. 6208 – Accepting Grand Deeds for a Parcel Dedication of Approximately 362 Square Feet Along with a 5 Foot Wall Easement Dedication and a Parcel Abandonment of Approximately 24 Square Feet Along with a 5 Foot Wall Easement Abandonment at the Southwest Corner of Cardoza Road and Barley Lane and Authorizing the City Manager to Execute the Associated Documents in Connection with Tract No. 2017-01 Villages VII, Phase 1, Unit 2 (Anderson Homes, Inc.).

Recommendation: Approve the resolution as submitted.

7. COVID-19 STATUS UPDATE.

Recommendation: Informational item only, no action to be taken.

8. SHORT TERM FINANCIAL STRATEGIES SURROUNDING COVID-19.

Recommendation: Informational item only, no action to be taken.

9. ADVISEMENT OF PUBLIC NOTICES. (No report)

10. CITY MANAGER REPORT.

11. REPORT/UPDATE ON MERCED COUNTY ASSOCIATION OF GOVERNMENTS (MCAG) AND MEASURE V COMMITTEE.

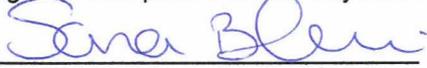
Recommendation: Informational item only, no action to be taken.

12. CITY COUNCIL MEMBER REPORTS.

- A. Brett Jones
- B. Deborah Lewis
- C. Tom Faria
- D. Daronica Johnson-Santos
- E. Mayor Mike Villalta

13. ADJOURNMENT.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.



Sara Blevins, Deputy City Clerk

Dated this 30th day of April 2020

CK # 221317 - # 221978

05/06/2020

\$ 1,808,813.09

Bank Reconciliation



City of
Los Banos
At the Crossroads of California

Checks by Date

User: jcanchola

Printed: 04/28/2020 - 9:16AM

Cleared and Not Cleared Checks

Print Void Checks

Check No	Check	Name	Module	Void	Amount
221317	4/13/2020	A-C Electric Company	AP		5,671.00
221318	4/13/2020	Aldran Chemical, Inc.	AP		5,495.17
221319	4/13/2020	Aramark Uniform Ser Inc	AP		1,367.01
221320	4/13/2020	AT&T	AP		21.04
221321	4/13/2020	BAE Urban Economics Inc.	AP		7,055.00
221322	4/13/2020	BC Laboratories, Inc.	AP		90.00
221323	4/13/2020	Borelli Real Estate Service, Inc.	AP		90.00
221324	4/13/2020	BSK Associates	AP		1,146.00
221325	4/13/2020	Chabin Concepts, Inc.	AP		6,997.50
221326	4/13/2020	Civitas Advisors	AP		432.55
221327	4/13/2020	Cook's Communications Corp.	AP		5,493.01
221328	4/13/2020	Copy Shipping Solutions	AP		24.14
221329	4/13/2020	LN Curtis & Sons	AP		9,046.91
221330	4/13/2020	Dispensing Technology Corporation	AP		1,649.98
221331	4/13/2020	Employee Relations, Inc.	AP		50.00
221332	4/13/2020	Fastenal Company	AP		619.30
221333	4/13/2020	Fast Track Car Wash	AP		241.50
221334	4/13/2020	Federal Express Corporation	AP		21.96
221335	4/13/2020	GCS Environmental Equipment Services	AP		316.92
221336	4/13/2020	Hach Company	AP		445.49
221337	4/13/2020	Heppner Precision Machine Shop, Inc.	AP		66.84
221338	4/13/2020	Timothy R Kelly	AP		600.00
221339	4/13/2020	Lucas Business Systems	AP		140.35
221340	4/13/2020	Marfab Inc	AP		786.27
221341	4/13/2020	Matson Alarm Co Inc	AP		181.00
221342	4/13/2020	MOO, Inc.	AP		139.94
221343	4/13/2020	Municipal Maintenance Equipment, Inc.	AP		1,879.44
221344	4/13/2020	Napa Auto Parts of Los Banos	AP		3.80
221345	4/13/2020	North Central Laboratories	AP		217.17
221346	4/13/2020	The Office City	AP		45.56
221347	4/13/2020	OSE	AP		909.19
221348	4/13/2020	George Oliveira	AP		8,000.00
221349	4/13/2020	O'Reilly Auto Parts	AP		65.76
221350	4/13/2020	PG&E Company	AP		107,502.89
221351	4/13/2020	Pacific Landscape Supply, Inc.	AP		81.56
221352	4/13/2020	Precision Civil Engineering, Inc	AP		1,487.50
221353	4/13/2020	Pressure Equipment Sales LLC	AP		1,052.11
221354	4/13/2020	Protech Security & Electronics, Inc.	AP		174.00
221355	4/13/2020	Randik Paper Co	AP		325.47
221356	4/13/2020	SJVAPCD	AP		112.19
221357	4/13/2020	Save Mart Supermarkets	AP		31.45
221358	4/13/2020	Henry Schein Inc.	AP		298.27
221359	4/13/2020	Smith & Loveless Inc	AP		1,045.27
221360	4/13/2020	Springbrook Software, Inc.	AP		1,975.00

221361	4/13/2020	Sorensens True Value	AP	526.55
221362	4/13/2020	Syar Industries Inc.	AP	1,887.65
221363	4/13/2020	Technicon Engineering Services, Inc.	AP	6,485.00
221364	4/13/2020	Teledyne Instruments, Inc.	AP	2,804.66
221365	4/13/2020	Urban Restoration Group US Inc.	AP	495.52
221366	4/13/2020	USA Blue Book	AP	351.34
221367	4/13/2020	Jorge Rodriguez-Mendez	AP	19.42
221368	4/13/2020	RB Construction	AP	97.80
221369	4/13/2020	RB Construction	AP	97.80
221370	4/13/2020	RB Construction	AP	97.80
221371	4/13/2020	Paulo Aguiar	AP	32.85
221372	4/13/2020	RB Construction	AP	97.80
221373	4/13/2020	RB Construction	AP	97.80
221374	4/13/2020	Dario Lopez	AP	143.29
221375	4/13/2020	Maricela Madrigal Gonzalez	AP	101.50
221376	4/13/2020	Rodrigo Ramirez Perez	AP	101.50
221377	4/13/2020	Sidy Aguirre-Carrillo	AP	70.15
221378	4/13/2020	Frederick Duke	AP	176.12
221379	4/13/2020	Christine Huff	AP	164.18
221380	4/13/2020	RB Construction	AP	97.80
221381	4/13/2020	Blossom Valley Realty	AP	170.15
221382	4/13/2020	Rocio Santana	AP	101.50
221383	4/13/2020	Jose Trindade	AP	74.64
221384	4/13/2020	Carlos and Ana Torres	AP	19.42
221385	4/13/2020	Leyni Rugama Hernandez	AP	23.91
221386	4/13/2020	Richard Ayala	AP	49.26
221387	4/13/2020	Suzanne Kinney	AP	178.01
221388	4/13/2020	Maria Vine	AP	59.72
221389	4/13/2020	Fataneh Gohar	AP	79.83
221390	4/13/2020	Nizia Leal	AP	146.28
221391	4/13/2020	Westside Veterinary Service, Inc.	AP	344.52
221392	4/13/2020	Westside Water Conditioning	AP	173.50
221393	4/13/2020	Windecker Inc	AP	1,516.67
221394	4/13/2020	Zee Medical Service Co	AP	92.34
221395	4/13/2020	LN Curtis & Sons	AP	354,878.56
221396	4/13/2020	John Deere Financial	AP	104.97
221397	4/13/2020	KD Medical Group, Inc.	AP	38.00
221398	4/13/2020	Los Banos Medical Group A Medical Corp.	AP	100.00
221399	4/13/2020	Ronny's Inc.	AP	39,819.86
221400	4/13/2020	Ronny's Inc.	AP	46,048.18
221401	4/13/2020	Ronny's Inc.	AP	7,731.37
221402	4/13/2020	State Water Resources Control Board	AP	Void 150.00
221403	4/13/2020	Anthony Terranova	AP	150.00
221404	4/13/2020	Tractor Supply Credit Plan	AP	743.22
221405	4/13/2020	Xerox Financial Services	AP	2,464.46
221409	4/17/2020	Animal Damage Management, Inc.	AP	4,040.00
221410	4/17/2020	Anthony Gomes	AP	256.14
221411	4/17/2020	Aramark Uniform Ser Inc	AP	336.68
221412	4/17/2020	AT&T	AP	446.29
221413	4/17/2020	AT&T	AP	58.85
221414	4/17/2020	Yasmin Agamao	AP	50.00
221415	4/17/2020	Pilar Aguirre	AP	50.00
221416	4/17/2020	Roghe Aguirre	AP	55.00
221417	4/17/2020	All american Plumbing, Heating & Air	AP	100.00

221418	4/17/2020	Ana Alvarado	AP	150.00
221419	4/17/2020	Luis Aquino	AP	55.00
221420	4/17/2020	Guadalupe Arellanes	AP	50.00
221421	4/17/2020	Boot Barn	AP	156.59
221422	4/17/2020	Brenntag Pacific Inc	AP	3,274.41
221423	4/17/2020	BSK Associates	AP	62.00
221424	4/17/2020	Kimberly Bandilla	AP	50.00
221425	4/17/2020	Manuel Becerra	AP	50.00
221426	4/17/2020	Cecilia Blanco	AP	55.00
221427	4/17/2020	April Booher	AP	10.00
221428	4/17/2020	Maryln Briseno	AP	50.00
221429	4/17/2020	Clark Pest Control Inc	AP	93.00
221430	4/17/2020	Coffee Break Service Inc.	AP	157.62
221431	4/17/2020	Comcast	AP	10.55
221432	4/17/2020	Copy Shipping Solutions	AP	728.63
221433	4/17/2020	CSG Consultants Inc.	AP	148,963.50
221434	4/17/2020	Lamar A. Cummings	AP	213.31
221435	4/17/2020	Jaime Caballero	AP	220.00
221436	4/17/2020	Jaime Lee Caredio	AP	55.00
221437	4/17/2020	Lucas Caredio	AP	5.00
221438	4/17/2020	Karina Castellanos	AP	600.00
221439	4/17/2020	Laura Castillo	AP	50.00
221440	4/17/2020	Marisa Castaneda	AP	50.00
221441	4/17/2020	Jose Cervantes	AP	50.00
221442	4/17/2020	Issac Chavez	AP	50.00
221443	4/17/2020	Arturo Cortez	AP	55.00
221444	4/17/2020	Brenda Sanchez De Jesus	AP	55.00
221445	4/17/2020	Claudia Diaz	AP	55.00
221446	4/17/2020	Belen DiSalvo	AP	50.00
221447	4/17/2020	D & S Fox DBA Swan Pools	AP	187.72
221448	4/17/2020	Stefania Equia	AP	120.00
221449	4/17/2020	Tyashia Epperson	AP	55.00
221450	4/17/2020	Jose Soria Escobedo	AP	105.00
221451	4/17/2020	Rosita E. Estrada	AP	110.00
221452	4/17/2020	Fastenal Company	AP	222.07
221453	4/17/2020	Federal Express Corporation	AP	12.33
221454	4/17/2020	Fresno Truck Center	AP	108,884.21
221455	4/17/2020	Fresno Truck Center	AP	141,834.37
221456	4/17/2020	Eivon Facio	AP	50.00
221457	4/17/2020	Stephanie Farias	AP	50.00
221458	4/17/2020	Jarely Fernandez	AP	50.00
221459	4/17/2020	Nicole Flores	AP	55.00
221460	4/17/2020	Jennifer Frye	AP	110.00
221461	4/17/2020	Golden State Flow Measurement	AP	27,502.88
221462	4/17/2020	Garton Tractor Inc	AP	386.43
221463	4/17/2020	Great Valley Supply	AP	161.47
221464	4/17/2020	Angelica Garcia	AP	110.00
221465	4/17/2020	Katrina Garcia	AP	50.00
221466	4/17/2020	Maria Garcia-Rodriguez	AP	210.00
221467	4/17/2020	Rebecca Garcia	AP	105.00
221468	4/17/2020	Rodrigo Munoz Garcia	AP	110.00
221469	4/17/2020	Alyssa Gomez	AP	55.00
221470	4/17/2020	Tracy Gomes	AP	110.00
221471	4/17/2020	Daniel Gonzalez Sr.	AP	50.00

221472	4/17/2020	Essbeidy Gonzalez	AP	50.00
221473	4/17/2020	Douglas Goodman	AP	50.00
221474	4/17/2020	Jose Guillen	AP	50.00
221475	4/17/2020	Maria Isabel Gutierrez	AP	50.00
221476	4/17/2020	Heppner Precision Machine Shop, Inc.	AP	46.12
221477	4/17/2020	Home Depot	AP	7,445.86
221478	4/17/2020	Brittany Herrera	AP	105.00
221479	4/17/2020	Irma Herrera	AP	50.00
221480	4/17/2020	Laura Herron	AP	50.00
221481	4/17/2020	Pepsianna Hernandez	AP	55.00
221482	4/17/2020	Anna Jaime	AP	150.00
221483	4/17/2020	Melissa Jeglum	AP	50.00
221484	4/17/2020	Reyes Eliseo M Juarez	AP	50.00
221485	4/17/2020	Krazan & Associates	AP	937.50
221486	4/17/2020	Lawson Products, Inc.	AP	250.35
221487	4/17/2020	Los Banos Enterprise	AP	75.04
221488	4/17/2020	Lucas Business Systems	AP	1,088.85
221489	4/17/2020	Courtney Laricchia	AP	105.00
221490	4/17/2020	Alejandra Lopez	AP	50.00
221491	4/17/2020	Yara Lopez	AP	50.00
221492	4/17/2020	Marfab Inc	AP	56.72
221493	4/17/2020	Merced Chevrolet Inc.	AP	1,623.37
221494	4/17/2020	Merced County Regional Waste Management Authority	AP	4,512.26
221495	4/17/2020	Merced County Regional Waste Management Authority	AP	82,663.01
221496	4/17/2020	Merced County Regional Waste Management Authority	AP	4,141.32
221497	4/17/2020	Merced Truck & Trailer Inc	AP	646.22
221498	4/17/2020	Monterey Auto Services Inc.	AP	1,651.51
221499	4/17/2020	MOO, Inc.	AP	232.75
221500	4/17/2020	Romelia Mancera	AP	100.00
221501	4/17/2020	Angelica Martinez-Ibarra	AP	55.00
221502	4/17/2020	Jacqueline Martinez	AP	55.00
221503	4/17/2020	Sarah Matouk	AP	50.00
221504	4/17/2020	Tedi McCord	AP	215.00
221505	4/17/2020	Joel Medina	AP	105.00
221506	4/17/2020	Uriel Mendoza	AP	50.00
221507	4/17/2020	Erandy Merino	AP	50.00
221508	4/17/2020	Luis Meza	AP	100.00
221509	4/17/2020	Nancy Montero	AP	100.00
221510	4/17/2020	Erica Munoz	AP	50.00
221511	4/17/2020	Frances Munoz	AP	50.00
221512	4/17/2020	Roberto Munoz	AP	50.00
221513	4/17/2020	Steven Munoz	AP	50.00
221514	4/17/2020	Napa Auto Parts of Los Banos	AP	162.31
221515	4/17/2020	Katherine Nava	AP	165.00
221516	4/17/2020	OSE	AP	190.65
221517	4/17/2020	David Oliveira	AP	30.00
221518	4/17/2020	Omega Industrial Supply Inc.	AP	464.50
221519	4/17/2020	O'Reilly Auto Parts	AP	952.20
221520	4/17/2020	Marlene Olivares	AP	150.00
221521	4/17/2020	PAPE Machinery Inc.	AP	1,912.36
221522	4/17/2020	PlaceWorks, Inc.	AP	6,601.95
221523	4/17/2020	Priscila Pimentel	AP	200.00
221524	4/17/2020	Jackeline Pineda	AP	105.00
221525	4/17/2020	Guadalupe Pompa	AP	50.00

221526	4/17/2020	Quad Knopf, Inc.	AP	10,134.41
221527	4/17/2020	R3 Consulting Group	AP	10,947.50
221528	4/17/2020	Karina Ramirez	AP	50.00
221529	4/17/2020	Felix Emmanuel Rubio	AP	100.00
221530	4/17/2020	Safariland, LLC	AP	204.75
221531	4/17/2020	Santos Ford Inc.	AP	212.06
221532	4/17/2020	Henry Schein Inc.	AP	80.25
221533	4/17/2020	Sherwin Williams Co	AP	72.76
221534	4/17/2020	Shred-It US JV LLC	AP	1,973.79
221535	4/17/2020	Frank Silveria	AP	3,312.00
221536	4/17/2020	Sorensens True Value	AP	212.06
221537	4/17/2020	Jonathan Sanchez	AP	50.00
221538	4/17/2020	Leane Santos	AP	105.00
221539	4/17/2020	Veronica Seaborn	AP	50.00
221540	4/17/2020	Summer Shouse	AP	50.00
221541	4/17/2020	Elizabeth Stonegrove	AP	50.00
221542	4/17/2020	The Radar Shop, Inc.	AP	551.46
221543	4/17/2020	Jacqueline Torres	AP	100.00
221544	4/17/2020	Lupita Torres	AP	50.00
221545	4/17/2020	Sandra Trejo	AP	50.00
221546	4/17/2020	United Site Services, Inc.	AP	116.09
221547	4/17/2020	Eva Urena	AP	50.00
221548	4/17/2020	Marlene Valencia	AP	110.00
221549	4/17/2020	Brande Van Brocklin	AP	105.00
221550	4/17/2020	Eduardo Palomo Viveros	AP	105.00
221551	4/17/2020	Windecker Inc	AP	15,069.49
221552	4/17/2020	Janelle Walker	AP	110.00
221553	4/17/2020	Robert Weaver	AP	50.00
221554	4/17/2020	Kathryn Young	AP	50.00
221555	4/17/2020	Fabiola Zepeda	AP	50.00
221556	4/17/2020	Apex Annex Health Center, Inc.	AP	230.00
221557	4/17/2020	Sean Bayard	AP	700.00
221558	4/17/2020	Dept of Housing & Community Development State NSP	AP	13,568.00
221559	4/17/2020	KD Medical Group, Inc.	AP	20.00
221560	4/17/2020	Los Banos Medical Group A Medical Corp.	AP	100.00
221561	4/17/2020	Lucille L Mallonee	AP	459.56
221562	4/17/2020	Merced County Clerk	AP	2,456.75
221563	4/17/2020	State Water Resources Control Board	AP	110.00
221564	4/17/2020	Stommel, Inc.	AP	33,789.18
221565	4/17/2020	Law Offices of William A Vaughn	AP	11,756.25
221566	4/17/2020	Aflac-Customer Service	AP	494.24
221567	4/17/2020	Los Banos Fitness &	AP	386.00
221568	4/17/2020	Los Banos Police Assn	AP	420.00
221569	4/17/2020	Los Banos Police Assn	AP	175.00
221570	4/17/2020	Los Banos Police Assn	AP	840.00
221571	4/17/2020	MassMutual	AP	1,466.03
221572	4/17/2020	MassMutual	AP	3,822.50
221573	4/17/2020	Merced County Sheriff	AP	150.00
221574	4/17/2020	Nationwide Retirement Solutions	AP	3,607.50
221575	4/17/2020	Professional Fire Fighter	AP	720.00
221576	4/17/2020	Public Employees Union, Local One	AP	1,001.20
221577	4/17/2020	State Disbursement Unit	AP	2,190.00
221578	4/17/2020	Vantagepont Transfer Agents - 306797	AP	884.45
221579	4/17/2020	Vantagepoint Transfer Agents - 801838	AP	2,975.00

221580	4/24/2020	Leanna Aguirre	AP	50.00
221581	4/24/2020	Abraham Alcantar	AP	105.00
221582	4/24/2020	Ana Alejo	AP	350.00
221583	4/24/2020	Julia Alejo	AP	300.00
221584	4/24/2020	Vanessa Almanza	AP	50.00
221585	4/24/2020	Virginia Alvarenga	AP	175.00
221586	4/24/2020	Martin Antunez	AP	5.00
221587	4/24/2020	Alejandra Araiza	AP	65.00
221588	4/24/2020	Bianca Arellano	AP	35.00
221589	4/24/2020	Cecilia Arevalo	AP	10.00
221590	4/24/2020	Maria Arias	AP	50.00
221591	4/24/2020	Lilia Baltazar	AP	50.00
221592	4/24/2020	Joanne Bandy	AP	5.00
221593	4/24/2020	Leticia Barrera	AP	50.00
221594	4/24/2020	Maria De Jesus Barjas	AP	50.00
221595	4/24/2020	Patricia Barba	AP	55.00
221596	4/24/2020	Yolanda Barela	AP	10.00
221597	4/24/2020	Oranee LaShawn Batiste	AP	100.00
221598	4/24/2020	Stephanie Bayard	AP	90.00
221599	4/24/2020	John Bell	AP	50.00
221600	4/24/2020	Alberto Bettencourt	AP	50.00
221601	4/24/2020	Staci Bettencourt	AP	50.00
221602	4/24/2020	Sara Blevins	AP	105.00
221603	4/24/2020	Perla Bolivar	AP	50.00
221604	4/24/2020	Lizeth Borja	AP	100.00
221605	4/24/2020	Marle M Cueva Borja	AP	50.00
221606	4/24/2020	Amber Buenostro	AP	110.00
221607	4/24/2020	Carlos Cabrera	AP	5.00
221608	4/24/2020	Martha Cabrera	AP	50.00
221609	4/24/2020	Natalie Calderon	AP	50.00
221610	4/24/2020	Abigail Camarena	AP	105.00
221611	4/24/2020	Claudia Campos	AP	50.00
221612	4/24/2020	Cynthia Campos	AP	110.00
221613	4/24/2020	Edith Camarena	AP	100.00
221614	4/24/2020	Estela Camberos	AP	10.00
221615	4/24/2020	Norma Campos	AP	60.00
221616	4/24/2020	Kelli Caperon	AP	5.00
221617	4/24/2020	Cassidy Carter	AP	55.00
221618	4/24/2020	Courtney Carrillo	AP	50.00
221619	4/24/2020	Danielle Carter	AP	35.00
221620	4/24/2020	Dustin Caropreso	AP	10.00
221621	4/24/2020	Emmaline Carter	AP	110.00
221622	4/24/2020	Jessica Carter	AP	5.00
221623	4/24/2020	Meredith Carpenter	AP	50.00
221624	4/24/2020	April Castillo	AP	65.00
221625	4/24/2020	Nancy Castaneda	AP	5.00
221626	4/24/2020	Angelica Ceja	AP	50.00
221627	4/24/2020	Lorena Ceja	AP	100.00
221628	4/24/2020	Veronica Ceja	AP	50.00
221629	4/24/2020	Paola Centeno	AP	55.00
221630	4/24/2020	Katie Cetina	AP	50.00
221631	4/24/2020	Erika Chevez	AP	10.00
221632	4/24/2020	Cecilia Cisneros	AP	10.00
221633	4/24/2020	Paola Colin	AP	65.00

221634	4/24/2020	Edie Coronado	AP	60.00
221635	4/24/2020	Elizabeth Correia	AP	5.00
221636	4/24/2020	Janette Corona	AP	5.00
221637	4/24/2020	Leonardo Cortez	AP	105.00
221638	4/24/2020	Lucas Coronado	AP	70.00
221639	4/24/2020	Omar Cortez	AP	50.00
221640	4/24/2020	Stefanie Crowder	AP	5.00
221641	4/24/2020	Josette Cuellar	AP	30.00
221642	4/24/2020	Lisa Curiel	AP	100.00
221643	4/24/2020	Amelia Dehoyos	AP	10.00
221644	4/24/2020	Alana Delatorre	AP	5.00
221645	4/24/2020	Alisha De La Cruz	AP	5.00
221646	4/24/2020	Fatima Moncada De Luna	AP	50.00
221647	4/24/2020	Alvin Deniz	AP	55.00
221648	4/24/2020	Diane Derosa	AP	5.00
221649	4/24/2020	Kirtimala Deshmukh	AP	50.00
221650	4/24/2020	Desirae Diaz	AP	105.00
221651	4/24/2020	Marisol Diaz	AP	50.00
221652	4/24/2020	Davina Dicochea	AP	60.00
221653	4/24/2020	Adrianna Y Discua	AP	50.00
221654	4/24/2020	Daniel Duran	AP	65.00
221655	4/24/2020	Vanessa Escobar	AP	55.00
221656	4/24/2020	Anton Espino	AP	55.00
221657	4/24/2020	Niky Esparza-Coronado	AP	100.00
221658	4/24/2020	Anastasia Esqueda	AP	50.00
221659	4/24/2020	Lizette Esquivel	AP	55.00
221660	4/24/2020	Adrienne Etienne	AP	50.00
221661	4/24/2020	Aricele Fabian	AP	5.00
221662	4/24/2020	Juan Fabian	AP	100.00
221663	4/24/2020	Gabriel Farias	AP	10.00
221664	4/24/2020	Maria Farias	AP	50.00
221665	4/24/2020	Lisette Fernandez	AP	55.00
221666	4/24/2020	Maria Fernandez	AP	100.00
221667	4/24/2020	Bertha Flores	AP	50.00
221668	4/24/2020	Cristina Flores	AP	50.00
221669	4/24/2020	Jeanne Fournier	AP	50.00
221670	4/24/2020	Jose H Franco Jr.	AP	5.00
221671	4/24/2020	Juanita Franco	AP	50.00
221672	4/24/2020	Daniel Freeman	AP	55.00
221673	4/24/2020	Leticia Fuentes	AP	55.00
221674	4/24/2020	Magaly Galaviz	AP	50.00
221675	4/24/2020	Briana Garcia	AP	5.00
221676	4/24/2020	Francisca Garcia	AP	50.00
221677	4/24/2020	Janet Espinoza Garcia	AP	130.00
221678	4/24/2020	Mireya Garcia	AP	10.00
221679	4/24/2020	Dannetta George	AP	50.00
221680	4/24/2020	Ali Germino	AP	5.00
221681	4/24/2020	Shellie Givens	AP	35.00
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221683	4/24/2020	Leonore Gomez	AP	50.00
221684	4/24/2020	Janina Gonzalez	AP	55.00
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221686	4/24/2020	Tania Gonzalez	AP	110.00
221687	4/24/2020	Victoria Gonzalez	AP	5.00

221688	4/24/2020	Nadia Griffith	AP	60.00
221689	4/24/2020	Crystal Guintini	AP	55.00
221690	4/24/2020	Maria Gutierrez	AP	105.00
221691	4/24/2020	Melissa Gutierrez	AP	5.00
221692	4/24/2020	Romelia Gutierrez	AP	50.00
221693	4/24/2020	Tania Gutierrez	AP	50.00
221694	4/24/2020	Monique Guzman	AP	120.00
221695	4/24/2020	Omar Guzman	AP	50.00
221696	4/24/2020	Jorge Hernandez	AP	105.00
221697	4/24/2020	Jose Macias Hernandez	AP	10.00
221698	4/24/2020	Karla Hernandez	AP	5.00
221699	4/24/2020	Lizbet Heredia	AP	10.00
221700	4/24/2020	Margarita Heras-Felix	AP	50.00
221701	4/24/2020	Christina Hester	AP	160.00
221702	4/24/2020	Jaray Hicks	AP	5.00
221703	4/24/2020	Denise Hidalgo	AP	5.00
221704	4/24/2020	Jennifer Hogan	AP	115.00
221705	4/24/2020	Mayra Hurst	AP	100.00
221706	4/24/2020	Viola Inguanzo	AP	10.00
221707	4/24/2020	Jeanette Iniguez	AP	50.00
221708	4/24/2020	Kayla Jimenez	AP	10.00
221709	4/24/2020	Keith Johnson	AP	5.00
221710	4/24/2020	Dorea Johnson	AP	10.00
221711	4/24/2020	Lailani Juan	AP	10.00
221712	4/24/2020	Nirmal Kaur	AP	100.00
221713	4/24/2020	Kearns & West Inc.	AP	1,550.00
221714	4/24/2020	Pete Kelso	AP	5.00
221715	4/24/2020	Joseph Knoester	AP	150.00
221716	4/24/2020	Sarah Knoester	AP	200.00
221717	4/24/2020	Brynn Lafontaine	AP	55.00
221718	4/24/2020	John Landin	AP	50.00
221719	4/24/2020	Michelle Lee	AP	60.00
221720	4/24/2020	Lindsay Leonard	AP	5.00
221721	4/24/2020	Nereyda Liera	AP	295.00
221722	4/24/2020	Stephanie Lippold	AP	100.00
221723	4/24/2020	Veronica P Lizarde	AP	50.00
221724	4/24/2020	Leslie Loiebig	AP	10.00
221725	4/24/2020	Francisco Lomeli	AP	160.00
221726	4/24/2020	Christina Lopez	AP	10.00
221727	4/24/2020	Karina Hernandez Lopez	AP	50.00
221728	4/24/2020	Selena Winnett Lopez	AP	210.00
221729	4/24/2020	Veronica Lopez	AP	150.00
221730	4/24/2020	Cristina Luis	AP	55.00
221731	4/24/2020	Felicia Luna	AP	70.00
221732	4/24/2020	Rebecca Luna	AP	50.00
221733	4/24/2020	Enelida Magana	AP	55.00
221734	4/24/2020	Maria E Tapia Magana	AP	100.00
221735	4/24/2020	Melissa Maldonado	AP	5.00
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221737	4/24/2020	Hector N Martinez	AP	10.00
221738	4/24/2020	Maira Martinez	AP	150.00
221739	4/24/2020	Patty Mariscal	AP	50.00
221740	4/24/2020	Paula Martinez	AP	50.00
221741	4/24/2020	Jessica Melo	AP	110.00

221742	4/24/2020	Memorial Hospital Los Banos	AP	1,300.00
221743	4/24/2020	Ashley Mendez	AP	50.00
221744	4/24/2020	Diane Mendoza	AP	40.00
221745	4/24/2020	Gabriela Mendoza	AP	950.00
221746	4/24/2020	Juana Mendieta	AP	55.00
221747	4/24/2020	Sandra Mercado	AP	10.00
221748	4/24/2020	Melissa Mitchell	AP	60.00
221749	4/24/2020	Alekxis Mondragon	AP	5.00
221750	4/24/2020	Leticia Moreno	AP	60.00
221751	4/24/2020	Gloria Munoz	AP	100.00
221752	4/24/2020	Jessica Munguia	AP	50.00
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221754	4/24/2020	Carla Navarro	AP	40.00
221755	4/24/2020	Kimberly Needham	AP	50.00
221756	4/24/2020	Sophia Nichols	AP	5.00
221757	4/24/2020	Johanna Nix	AP	10.00
221758	4/24/2020	April Noriega	AP	50.00
221759	4/24/2020	Bobby Noriega	AP	50.00
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221761	4/24/2020	Robert Noriega	AP	150.00
221762	4/24/2020	Brian C Nunes	AP	5.00
221763	4/24/2020	Paul Nuno	AP	55.00
221764	4/24/2020	Oksana Oks	AP	100.00
221765	4/24/2020	Luis Oliveira	AP	50.00
221766	4/24/2020	Samantha Oliveira	AP	50.00
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221768	4/24/2020	Vanessa Orlando	AP	5.00
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221770	4/24/2020	Nadine Ortega	AP	50.00
221771	4/24/2020	Rosie Pachedco	AP	5.00
221772	4/24/2020	Yesenia Padilla	AP	60.00
221773	4/24/2020	Joe Palominos	AP	50.00
221774	4/24/2020	Elodia Parras	AP	50.00
221775	4/24/2020	Miriam Partida	AP	65.00
221776	4/24/2020	Sharene Parreira	AP	100.00
221777	4/24/2020	Sonia Parra	AP	50.00
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221780	4/24/2020	Jenna Pepper	AP	55.00
221781	4/24/2020	Aldo Perez	AP	5.00
221782	4/24/2020	Isabel Perez	AP	50.00
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221784	4/24/2020	Maria Phillips	AP	50.00
221785	4/24/2020	Guillermo Plascencia	AP	15.00
221786	4/24/2020	Tanya Price	AP	5.00
221787	4/24/2020	Freddy Puente	AP	50.00
221788	4/24/2020	Ivis Aguirre Puente	AP	5.00
221789	4/24/2020	Jose Quintero Sr.	AP	5.00
221790	4/24/2020	Samantha Quintos	AP	50.00
221791	4/24/2020	Aurora Ramos	AP	10.00
221792	4/24/2020	Evangelina Ramirez	AP	50.00
221793	4/24/2020	Maribel Ramirez-Delgadillo	AP	50.00
221794	4/24/2020	Susana Garcia Ramirez	AP	55.00
221795	4/24/2020	Victoria Ramos	AP	50.00

221796	4/24/2020	Janae Rasmussen	AP	50.00
221797	4/24/2020	Alaina Rauh	AP	105.00
221798	4/24/2020	Magdalena Regalado	AP	50.00
221799	4/24/2020	Raquel Renteria	AP	55.00
221800	4/24/2020	Maria Resendiz	AP	55.00
221801	4/24/2020	Gilberto Reyes	AP	50.00
221802	4/24/2020	Valerie Reyna	AP	50.00
221803	4/24/2020	Lori Rhodas	AP	110.00
221804	4/24/2020	Dana Rios	AP	55.00
221805	4/24/2020	Miriam Ocegueda Rios	AP	70.00
221806	4/24/2020	Amy Rocha-Lake	AP	105.00
221807	4/24/2020	Anthony Rocha	AP	5.00
221808	4/24/2020	Dawn Rocha	AP	55.00
221809	4/24/2020	David Rodriguez	AP	5.00
221810	4/24/2020	Elizabeth Rodriguez	AP	50.00
221811	4/24/2020	Jennifer Rodriguez	AP	5.00
221812	4/24/2020	Mariyah Rodriguez	AP	55.00
221813	4/24/2020	Robbin Rodriguez	AP	60.00
221814	4/24/2020	Sarai Angeles Rodriguez	AP	85.00
221815	4/24/2020	Cori Rogers	AP	55.00
221816	4/24/2020	Danny Romero	AP	65.00
221817	4/24/2020	Erika Roman-Sanchez	AP	50.00
221818	4/24/2020	Sagrario Romero	AP	5.00
221819	4/24/2020	Sherry Romero	AP	5.00
221820	4/24/2020	Vanessa Romero	AP	60.00
221821	4/24/2020	Alvina Rosales	AP	5.00
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221823	4/24/2020	Yvette Ruiz	AP	110.00
221824	4/24/2020	Ghassan Saeb	AP	50.00
221825	4/24/2020	Jessica Salvatier	AP	5.00
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221827	4/24/2020	Stephanie Salcedo	AP	120.00
221828	4/24/2020	Jeremy Sams	AP	50.00
221829	4/24/2020	Alberto Sandoval	AP	10.00
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221831	4/24/2020	Anya Sanchez	AP	55.00
221832	4/24/2020	Efrain Santiago	AP	50.00
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221834	4/24/2020	Teresa Sanchez	AP	5.00
221835	4/24/2020	Sarai Miyuki Sedano	AP	50.00
221836	4/24/2020	Adriana Servin	AP	105.00
221837	4/24/2020	Erin Sharbrough	AP	10.00
221838	4/24/2020	Angelique Silva	AP	30.00
221839	4/24/2020	Dania Silva	AP	10.00
221840	4/24/2020	Jason Silva	AP	100.00
221841	4/24/2020	Joy Simons	AP	45.00
221842	4/24/2020	Stephanie Siqueiros	AP	100.00
221843	4/24/2020	Audrey Smith	AP	50.00
221844	4/24/2020	Ashley Smoak	AP	5.00
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221846	4/24/2020	Isabel Soares	AP	5.00
221847	4/24/2020	Carla Solorazano	AP	100.00
221848	4/24/2020	Mariela Solis	AP	50.00
221849	4/24/2020	Charleen Stover	AP	50.00

221850	4/24/2020	Amber Sylva	AP	50.00
221851	4/24/2020	Robert Sylvia	AP	50.00
221852	4/24/2020	Samantha Tallent	AP	55.00
221853	4/24/2020	Crystal Tapia	AP	100.00
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221855	4/24/2020	Sara Thompson	AP	65.00
221856	4/24/2020	Victoria Topete	AP	50.00
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221858	4/24/2020	Maria Torres	AP	150.00
221859	4/24/2020	Paola Serna Torres	AP	5.00
221860	4/24/2020	Priscilla Torrez	AP	5.00
221861	4/24/2020	Brenna Toscano	AP	60.00
221862	4/24/2020	Ben Uribes	AP	50.00
221863	4/24/2020	Joselin Valencia	AP	50.00
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221865	4/24/2020	Julissa Vargas	AP	160.00
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221868	4/24/2020	Claudia Vazquez	AP	130.00
221869	4/24/2020	Cecilia Velazquez	AP	5.00
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221871	4/24/2020	Mariana Viera	AP	55.00
221872	4/24/2020	Cecilia Villagrana	AP	50.00
221873	4/24/2020	Manuel Villanueva	AP	50.00
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221876	4/24/2020	Jumary Walton	AP	5.00
221877	4/24/2020	Lucy Watson	AP	55.00
221878	4/24/2020	Destini Williams	AP	100.00
221879	4/24/2020	Roseann Wusso	AP	35.00
221880	4/24/2020	Sabrina Zamora	AP	55.00
221881	4/24/2020	Maria Zaragoza	AP	50.00
221882	4/24/2020	Lucy Zavala	AP	5.00
221883	4/24/2020	Veronica Zepeda	AP	55.00
221884	4/24/2020	Reena Zuniga	AP	15.00
221885	4/24/2020	Alhambra	AP	4.00
221886	4/24/2020	Aramark Uniform Ser Inc	AP	671.96
221887	4/24/2020	AT&T Mobility	AP	40.24
221888	4/24/2020	AT&T Long Distance	AP	0.59
221889	4/24/2020	AT&T	AP	2,023.58
221890	4/24/2020	AT&T	AP	90.95
221891	4/24/2020	Bartel Associates, LLC	AP	4,592.75
221892	4/24/2020	BJ's Consumers Choice	AP	81.00
221893	4/24/2020	Bruce's Tire Inc	AP	6,158.47
221894	4/24/2020	BSK Associates	AP	1,483.00
221895	4/24/2020	A & E Industrial Cleaning Equipment	AP	399.21
221896	4/24/2020	Central Valley Cardiovascular Group Inc.	AP	180.00
221897	4/24/2020	Central Sanitary Supply	AP	35.04
221898	4/24/2020	Comcast	AP	212.32
221899	4/24/2020	Copy Shipping Solutions	AP	789.53
221900	4/24/2020	Display Sales	AP	341.80
221901	4/24/2020	Edges Electrical Group, LLC	AP	683.11
221902	4/24/2020	Fastenal Company	AP	181.08
221903	4/24/2020	Halcyon Creek Inc.	AP	8,646.98

221904	4/24/2020	Helena Chemical Co Inc	AP	600.30
221905	4/24/2020	David A Jones	AP	2,060.00
221906	4/24/2020	Kings View Corporation	AP	400.00
221907	4/24/2020	Laboratory Corporation of America Holdings	AP	239.00
221908	4/24/2020	McCrometer Inc.	AP	26.00
221909	4/24/2020	John Mueller	AP	75.00
221910	4/24/2020	NDN International LLC	AP	511.37
221911	4/24/2020	The Office City	AP	267.44
221912	4/24/2020	OSE	AP	646.33
221913	4/24/2020	David Oliveira	AP	876.50
221914	4/24/2020	PG&E Company	AP	4,473.54
221915	4/24/2020	The Phone Connection Inc	AP	325.32
221916	4/24/2020	Precision Civil Engineering, Inc	AP	13,250.00
221917	4/24/2020	Pro Clean Supply	AP	407.62
221918	4/24/2020	Quad Knopf, Inc.	AP	6,369.00
221919	4/24/2020	Randik Paper Co	AP	1,148.72
221920	4/24/2020	SoCal Sealcoat Solutions. LLC	AP	5,620.88
221921	4/24/2020	Sorensens True Value	AP	853.52
221922	4/24/2020	Sorensens True Value	AP	30.43
221923	4/24/2020	Sprint Solutions, Inc.	AP	987.74
221924	4/24/2020	Terminix Processing Center	AP	113.00
221925	4/24/2020	Tremco Products, Inc.	AP	495.70
221926	4/24/2020	USA Blue Book	AP	32.57
221927	4/24/2020	Jaisan Naidu	AP	134.33
221928	4/24/2020	Omar Morales Mendoza	AP	10.46
221929	4/24/2020	Susanna & Scott Russell	AP	110.46
221930	4/24/2020	Alice Sauber	AP	110.46
221931	4/24/2020	Iliana and David Lopez-Nieto	AP	19.42
221932	4/24/2020	Robert Bledsoe	AP	113.45
221933	4/24/2020	Rosalva Varela	AP	62.71
221934	4/24/2020	Alexis Plascencia Magana	AP	4.49
221935	4/24/2020	Randy & Mary Crist	AP	104.11
221936	4/24/2020	D.R. Horton	AP	186.07
221937	4/24/2020	Juan Perez	AP	1.50
221938	4/24/2020	Court of Fountains, LLC	AP	144.75
221939	4/24/2020	Randy & Mary Crist	AP	116.42
221940	4/24/2020	Bradley Nuki	AP	179.11
221941	4/24/2020	D.R. Horton	AP	178.01
221942	4/24/2020	Sukhwant Khaira	AP	192.51
221943	4/24/2020	Sunset Hills Development	AP	3.40
221944	4/24/2020	Sandy Hurtado Alvarez	AP	29.91
221945	4/24/2020	Jim & Annette Cook	AP	2.70
221946	4/24/2020	Manjit Sandhu	AP	96.34
221947	4/24/2020	Capital Equity Management Group	AP	89.54
221948	4/24/2020	Amber Pope	AP	89.54
221949	4/24/2020	Myesha Burnside	AP	100.00
221950	4/24/2020	D.R. Horton	AP	36.06
221951	4/24/2020	D.R. Horton	AP	25.81
221952	4/24/2020	D.R. Horton	AP	25.29
221953	4/24/2020	D.R. Horton	AP	25.81
221954	4/24/2020	D.R. Horton	AP	25.86
221955	4/24/2020	D.R. Horton	AP	25.86
221956	4/24/2020	Mary Brown	AP	89.54
221957	4/24/2020	Gail Lind	AP	205.95

221958	4/24/2020	Kristine Talamante	AP	89.54
221959	4/24/2020	Paul Accinelli	AP	102.97
221960	4/24/2020	Pinnacle Investments, LLC	AP	89.54
221961	4/24/2020	Robert Bassinette	AP	89.54
221962	4/24/2020	Valley Critter Care , Inc.	AP	78.28
221963	4/24/2020	Verizon Wireless	AP	1,243.17
221964	4/24/2020	West Publishing Corporation	AP	359.77
221965	4/24/2020	Windecker Inc	AP	1,608.74
221966	4/24/2020	Allied Waste Services #917	AP	289,494.08
221967	4/24/2020	Apex Annex Health Center, Inc.	AP	600.00
221968	4/24/2020	CEP America California	AP	1,090.00
221969	4/24/2020	City of Los Banos Escrow Account	AP	1,045.00
221970	4/24/2020	Ford Motor Credit Company LLC	AP	3,689.59
221971	4/24/2020	Ford Motor Credit Company LLC	AP	1,307.85
221972	4/24/2020	KD Medical Group, Inc.	AP	65.00
221973	4/24/2020	Liebert Cassidy Whitmore	AP	13,043.00
221974	4/24/2020	Los Banos Medical Group A Medical Corp.	AP	300.00
221975	4/24/2020	Sarah Sanchez	AP	446.20
221976	4/24/2020	Unique Glass	AP	487.67
221977	4/24/2020	US Bank Corp Pymt System	AP	18,484.29
221978	4/24/2020	Westamerica Bank - Cafeteria Plan	AP	55,830.81

Break in check sequence due to the following:
Check #221406 - #221408 (Payroll)

Total Void Check Count:	1
Total Void Check Amount:	150.00
Total Valid Check Count:	658
Total Valid Check Amount:	1,808,663.09
Total Check Count:	659
Total Check Amount:	1,808,813.09



City of
Los Banos
At the Crossroads of California

Agenda Staff Report

TO: Mayor & City Council Members

FROM: Kim Tomas, City Treasurer/Accounting & Budget Supervisor 

DATE: May 6, 2020

TYPE OF REPORT: Consent Agenda

SUBJECT: Third Quarter Investment Report for 2019/2020

Recommendation:

To accept the quarterly investment report as submitted.

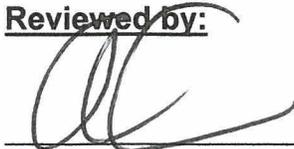
Background:

The City of Los Banos follows its investment policy to assure that it invests all surplus inactive monies in a manner which ensures a maximum return consistent with safety on such investments while maintaining the integrity of such surplus and inactive funds. A quarterly investment report provides proof that City funds are invested in such a manner. It includes all investments except funds held by the City's trustees. Funds held by trustees include bond reserve funds, deferred compensation plans, and other post retirement benefit funds.

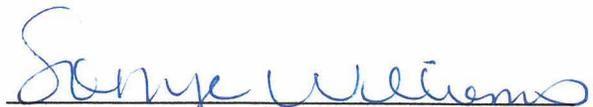
Fiscal Impact:

Informational only, no fiscal impact.

Reviewed by:



Alex Terrazas, City Manager



Sonya Williams, Finance Director

Attachments:

City of Los Banos Third Quarter 2019/2020 Investment Report



City of
Los Banos
At the Crossroads of California

In accordance with Government Code Section 53646 and the City of Los Banos Investment Policy, the following shall constitute the quarterly report of investments on behalf of the City of Los Banos:

Investment Balances
As of March 31, 2020

Type of Investment	Issuer	Maturity	Amount Invested	Annual Percentage Yield
LAIF (Local Agency Investment Fund)	State of California	Daily	\$65,361,469	1.73% effective yield
Bonds, Treasury Money Market Funds and CD's (Certificate of Deposits)	Wells Fargo Securities	Staggered 5 years	\$12,820,051	1.45% - 3.10%

Investment Balance: **\$78,181,520**

1. As of the date of this report, the majority of the City of Los Banos funds are invested in the State of California Local Agency Investment Fund (LAIF), in accordance with section 16429.1 of the Governmental Code.
2. As of the date of this report, the remainder of the City of Los Banos' funds are deposited in Corporate Bonds, and various FDIC insured Certificates of Deposits held with Wells Fargo Securities, LLC. Therefore, as provided by Governmental Code Section 53646 (e) attached are the most recent statement(s) received by the City of Los Banos.
3. The portfolio of the City of Los Banos is in compliance with the City of Los Banos' Investment Policy.
4. The investment balances are reconciled monthly to the General Ledger by the Finance Department.
5. It is expected that the City will be able to meet its projected expenditure requirements for the next six months.

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

April 22, 2020

[LAIF Home](#)
[PMIA Average](#)
[Monthly Yields](#)

CITY OF LOS BANOS

CITY TREASURER
520 J STREET
LOS BANOS, CA 93635

[Tran Type](#)
[Definitions](#)

March 2020 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	65,361,469.09
Total Withdrawal:	0.00	Ending Balance:	65,361,469.09



PMIA/LAIF Performance Report as of 04/15/20



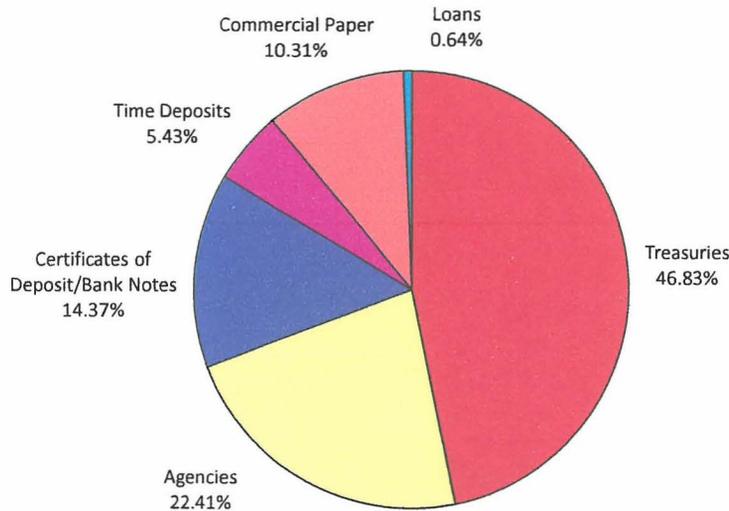
PMIA Average Monthly Effective Yields⁽¹⁾

Mar	1.787
Feb	1.912
Jan	1.967

LAIF Quarterly Performance Quarter Ended 03/31/20

Apportionment Rate ⁽²⁾ :	2.03
Earnings Ratio ⁽²⁾ :	0.00005535460693046
Fair Value Factor ⁽¹⁾ :	1.007481015
Daily ⁽¹⁾ :	1.73%
Quarter to Date ⁽¹⁾ :	1.89%
Average Life ⁽¹⁾ :	208

Pooled Money Investment Account Portfolio Composition ⁽¹⁾ 03/31/20 \$98.1billion



Percentages may not total 100% due to rounding

Daily rates are now available here. [View PMIA Daily Rates](#)

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) and interest earned on the Wildfire Fund loan pursuant to Public Utility Code 3288 (a).

Source:

⁽¹⁾ State of California, Office of the Treasurer

⁽²⁾ State of California, Office of the Controller

Wells Fargo Bank, N.A.
 45 FREMONT ST
 FLOOR 34
 SAN FRANCISCO, CA 94105-2204

WILLIAMS/LEWIS
 1-800-353-4331

**Combined Summary
 Brokerage Account and Bank Account**

**Statement Period
 03/01/2020 - 03/31/2020**

CITY OF LOS BANOS

Account Number

Total Account Value Summary - US Dollar (USD)

This summary does not reflect the value of unpriced securities. Repurchase agreements are reflected at par value.

	Amount Last Statement Period	Amount This Statement Period	% Portfolio
Cash	\$ 0.00	\$ 0.00	0%
Money Market Mutual Funds	6,540,264.10	6,801,350.17	53%
Bonds	6,270,212.41	6,018,700.66	47%
Stocks	0.00	0.00	0%
Total Account Value	\$ 12,810,476.51	\$ 12,820,050.83	100%

Value Change Since Last Statement Period \$ 9,574.32

Percent Increase Since Last Statement Period 0%

Value Last Year-End \$ 12,747,226.10

Percent Increase Since Last Year-End 1%

***Includes amortized Par value of municipal leases and notes.

Total Income Summary USD

	This Period	Year-To-Date
Interest	\$ 4,295.15	\$ 25,538.36
Dividends/Capital Gains	0.00	0.00
Money Market Mutual Funds Dividends	6,790.92	21,612.62
Other	0.00	0.00
Income Total	\$ 11,086.07	\$ 47,150.98

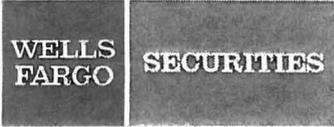
Total Interest Charged USD

Description	This Period
Debit Interest For March 2020	0.00
Total Interest Charged	\$ 0.00

Total Money Market Mutual Funds Summary USD

Description	Amount
Opening Balance	\$ 6,540,264.10
Deposits and Other Additions	254,295.15
Distributions and Other Subtractions	0.00
Dividends Reinvested	6,790.92
Change in Value	0.00
Closing Balance	\$ 6,801,350.17





Brokerage Account Statement
Wells Fargo Securities, LLC

Statement Period
03/01/2020 - 03/31/2020

Wells Fargo Securities, LLC
 45 FREMONT ST
 FLOOR 34
 SAN FRANCISCO, CA 94105-2204

WILLIAMS/LEWIS
 1-800-353-4331

CITY OF LOS BANOS

Account Number

Account Value Summary USD

This summary does not reflect the value of unpriced securities. Repurchase agreements are reflected at par value.

	Amount Last Statement Period	Amount This Statement Period	% Portfolio
Cash	\$ 0.00	\$ 0.00	0%
Money Market Mutual Funds	0.00	0.00	0%
Bonds	0.00	0.00	0%
Stocks	0.00	0.00	0%
Total Account Value	\$ 0.00	\$ 0.00	0%
Value Change Since Last Statement Period		\$ 0.00	
Percent Increase Since Last Statement Period			N/A
Value Last Year-End		\$ 0.00	
Percent Increase Since Last Year-End			N/A

Income Summary USD

	This Period	Year-To-Date
Interest	\$ 0.00	\$ 0.00
Dividends/Capital Gains	0.00	0.00
Money Market Mutual Funds Dividends	0.00	0.00
Other	0.00	0.00
Income Total	\$ 0.00	\$ 0.00

Interest Charged USD

Description	This Period
Debit Interest For March 2020	0.00
Total Interest Charged	\$ 0.00

Money Market Mutual Funds Summary USD

Description	Amount
Opening Balance	\$ 0.00
Deposits and Other Additions	0.00
Distributions and Other Subtractions	0.00
Dividends Reinvested	0.00
Change in Value	0.00
Closing Balance	\$ 0.00



Important Information

This statement is provided to customers of Wells Fargo Securities, LLC ("WFS"), broker dealer 0250. Statements are provided monthly for accounts with transactions and/or security positions. The account statement contains a list of securities held in safekeeping by WFS as of the statement date and provides details of purchase and sale transactions, the receipt and disbursement of cash and securities, and other activities relating to the account during the statement period.

For WFS customers who choose to maintain a safekeeping account at Wells Fargo Bank, N.A. ("Bank"), this statement is accompanied by a separate Bank safekeeping statement. The Bank safekeeping statement, if applicable, contains a list of securities held in safekeeping by the Bank as of the statement date.

Pricing: Security and brokered certificate of deposit ("CD") prices shown on the statement are obtained from independent vendors or internal pricing models. While we believe the prices are reliable, we cannot guarantee their accuracy. For exchange-listed securities, the price provided is the closing price at month end. For unlisted securities, it is the "bid" price at month end. The price of CDs that mature in one year or less are shown at last price traded. The price of CDs that mature in greater than one year and of other instruments that trade infrequently are estimated using similar securities for which prices are available. Prices on the statement may not necessarily be obtained when the asset is sold.

Brokered CD Pricing: Like bonds, brokered CDs are subject to price fluctuation and the value of a CD, if sold prior to maturity, may be less than at the time of its purchase. Significant loss of principal could result. While WFS generally makes a market in CDs it underwrites, the secondary market for CDs that it does not underwrite may be very limited. In those cases, WFS will use its best efforts to help investors find a buyer.

SIPC: WFS is a member of the Securities Investor Protection Corporation ("SIPC"). In the event of insolvency or liquidation of WFS, securities held in safekeeping at WFS are covered by SIPC against the loss, but not investment risk, up to a maximum of \$500,000 per customer, which includes a \$250,000 limit on claims for cash held in the account. SIPC protection does not provide any protection whatsoever against investment risk, including the loss of principal on an investment. This coverage does not apply to securities held in safekeeping by the Bank. Additional information about SIPC, including a SIPC brochure, may be obtained by visiting www.sipc.org or by calling SIPC at 1-202-371-8300.

FINRA BrokerCheck Program: WFS is a member of the Financial Industry Regulatory Authority (FINRA). Under its BrokerCheck program, FINRA provides certain information regarding the disciplinary history of broker/dealers and their associated persons. Information can be obtained from the FINRA BrokerCheck program hotline number (1-800-289-9999) or the FINRA website (www.finra.org). A brochure describing the FINRA BrokerCheck program will be furnished upon written request.

Free Credit Balances: Any customer free credit balances may be used in the business of WFS subject to limitation of 17 CFR Section 240 § 15c(3)-3 under the Securities Exchange Act of 1934. In the course of normal business operations, a customer has the right to receive delivery of the following: any free credit balances to which he or she is entitled, any fully paid securities to which he or she is entitled, and any securities purchased on margin upon full payment of indebtedness to WFS.

Equity Order Routing: WFS will generally route equity and listed options orders taking into consideration among other factors, the quality and speed of execution, as well as the credits, cash or other payments it may receive from any exchange, broker-dealer or market center. This may not be true if a customer has directed or placed limits on any orders. Whenever possible, WFS will route orders in an attempt to obtain executions at prices equal or superior to the nationally displayed best bid or offer. WFS will also attempt to obtain the best execution regardless of any compensation it may receive. The nature and source of credits and payments WFS receives in connection with specific orders will be furnished to a customer upon request. WFS prepares quarterly reports describing its order routing practices for non-directed orders routed to a particular venue for execution. A printed copy of this report along with other compliance and regulatory information is available upon written request or by visiting: <https://www.wellsfargo.com/com/securities/regulatory>.

Equity Extended Hours Trading: See important information relating to equities trading before and after regular trading hours at: www.wellsfargo.com/com/securities/regulatory.

Equity Open Orders: Open orders will remain in effect until executed or canceled by you. Failure to cancel an open order may result in the transaction being executed for your account. WFS has no responsibility to cancel an open order at its own initiative.

Dividend Reinvestment: In any dividend reinvestment transaction, WFS acted as agent. Additional information regarding transactions of this nature will be furnished to a customer upon written request.

Account Transfers: A fee will be charged to customers transferring their existing WFS account to another broker/dealer or any other financial institution.

Non-deposit investment products recommended, offered or sold by WFS, including mutual funds, are not federally insured or guaranteed by or obligations of the Federal Deposit Insurance Corporation ("FDIC"), the Federal Reserve System or any other agency; are not bank deposits; are not obligations of, or endorsed or guaranteed in any way by any bank or WFS; and are subject to risk, including the possible loss of principal, that may cause the value of the investment and investment return to fluctuate.

When the investment is sold, the value may be higher or lower than the amount originally invested. WFS is a subsidiary of Wells Fargo & Company, is not a bank or thrift, and is separate from any other affiliated bank or thrift. WFS is a registered broker-dealer and member of FINRA. No affiliate of WFS is responsible for the securities sold by WFS.

Mutual Funds: The distributor of Wells Fargo Funds is affiliated with WFS/Wells Fargo Securities, LLC.

Institutional Prime and Institutional Tax Exempt money market mutual funds are required to price and transact at a net asset value ("NAV") per share that fluctuates based upon the pricing of the underlying portfolio of securities and this requirement may impact the value of those fund shares. Additionally, Institutional Prime and Institutional Tax Exempt funds may be subject to redemption fees and/or gates that can affect the availability of funds invested.

Mutual funds are sold by prospectus, which includes more complete information on risks, charges, expenses and other matters of interest. Investors should read the prospectus carefully before investing.

Financial Statements: WFS financial statements are available upon request.

Trade Confirmations: Investment purchases and sales are subject to the terms and conditions stated on the trade confirmation relating to that transaction. In the event of a conflict between the trade confirmation and this statement, the trade confirmation will govern.

Listed Options: Commissions and other charges related to the execution of listed option transactions have been included in confirmations of such transactions that have been previously furnished and are available upon request. Promptly advise your WFS sales representative of any material change in your investment objectives or financial situation.

Customer Complaints and Reporting Discrepancies: Customer complaints, statement reporting inaccuracies or discrepancies should be promptly reported in writing to:

Customer Service
90 South 7th Street
5th Floor, MAC N9305-05F
Minneapolis, MN 55402
wfscustomerservice@wellsfargo.com

Customers may also report complaints, inaccuracies or discrepancies by calling 1-800-645-3751 option 5. International callers should call 1-877-856-8878. To further protect their rights, including rights under the Securities Investor Protection Act, customers should also re-confirm in writing to the above address any oral communications with WFS relating to the inaccuracies or discrepancies.

Wells Fargo Bank, N.A. Institutional Deposit: Funds invested in the Institutional Deposit are on deposit at Wells Fargo Bank, N.A. and balances are insured by the Federal Deposit Insurance Corporation ("FDIC") up to the full amount allowable by law. Institutional Deposit balances are not insured by the Securities Investor Protection Corporation ("SIPC"). For further details, see the Institutional Deposit Product Description.



Bank Account Statement

Wells Fargo Bank, N.A.

Statement Period
03/01/2020 - 03/31/2020

Wells Fargo Bank, N.A.
45 FREMONT ST
FLOOR 34
SAN FRANCISCO, CA 94105-2204

WILLIAMS/LEWIS
1-800-353-4331

CITY OF LOS BANOS

Account Number

Account Value Summary *USD*

	Amount Last Statement Period	Amount This Statement Period	% Portfolio
Cash	\$ 0.00	\$ 0.00	0%
Money Market Mutual Funds	6,540,264.10	6,801,350.17	53%
Bonds	6,270,212.41	6,018,700.66	47%
Stocks	0.00	0.00	0%
Total Account Value	\$ 12,810,476.51	\$ 12,820,050.83	100%

This summary does not reflect the value of unpriced securities. Repurchase agreements are reflected at par value.

Value Change Since Last Statement Period	\$ 9,574.32
Percent Increase Since Last Statement Period	0%
Value Last Year-End	\$ 12,747,226.10
Percent Increase Since Last Year-End	1%

Income Summary *USD*

	This Period	Year-To-Date
Interest	\$ 4,295.15	\$ 25,538.36
Dividends/Capital Gains	0.00	0.00
Money Market Mutual Funds Dividends	6,790.92	21,612.62
Other	0.00	0.00
Income Total	\$ 11,086.07	\$ 47,150.98

Interest Charged *USD*

Description	This Period
Debit Interest For March 2020	0.00
Total Interest Charged	\$ 0.00

Money Market Mutual Funds Summary *USD*

Description	Amount
Opening Balance	\$ 6,540,264.10
Deposits and Other Additions	254,295.15
Distributions and Other Subtractions	0.00
Dividends Reinvested	6,790.92
Change in Value	0.00
Closing Balance	\$ 6,801,350.17

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5th Floor, MAC N9305-05F
Minneapolis, MN 55402
wfscustomerservice@wellsfargo.com

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Statement Ending:

March 31, 2020

CITY OF LOS BANOS

Account Number:

Portfolio Holdings *Security positions held with Wells Fargo Bank N.A.*

Security ID	Description	Maturity Date	Coupon	Current Par / Original Par	Market Price*	Market Value	Original Par Pledged**	Callable
Bonds USD								
14042E6A3	CAPITAL ONE NA INTEREST BEARING CERTIFICATE OF DEPOSIT	08/26/20	2.350%	245,000.000	100.5221	246,279.20		
140420UQ1	CAPITAL ONE BANK USA INTEREST BEARING CERTIFICATE OF DEPOSIT	08/26/20	2.350%	245,000.000	100.5386	246,319.62		
20033AMF0	COMENITY CAPITAL BANK INTEREST BEARING CERT OF DEP	08/31/20	2.300%	245,000.000	100.5293	246,296.82		
40434AC72	HSBC BK USA NA INTEREST BEARING CERTIFICATE OF DEPOSIT	11/17/20	3.100%	250,000.000	101.2094	253,023.44		
05580ADQ4	BMW BANK NA INTEREST BEARING CERTIFICATE OF DEPOSIT	01/22/21	2.100%	245,000.000	100.9366	247,294.68		
38148J6M8	GOLDMAN SACHS BANK USA INTEREST BEARING CERTIFICATE OF DEPOSIT	01/27/21	2.100%	245,000.000	100.5327	246,304.99		
48125YS47	JP MORGAN CHASE BANK NA INTEREST BEARING CERTIFICATE OF DEPOSIT	04/19/21	1.550%	250,000.000	100.0307	250,076.76		Y
58733ACR8	MERCANTIL COMMERCEBANK INTEREST BEARING CERTIFICATE OF DEPOSIT	05/13/21	1.600%	250,000.000	100.4871	251,217.84		
31938QS54	FIRST BUSINESS BANK INTEREST BEARING CERTIFICATE OF DEPOSIT	06/24/21	1.500%	250,000.000	100.2765	250,691.36		
51210SLV7	LAKESIDE BANK INTEREST BEARING CERTIFICATE OF DEPOSIT	09/16/21	1.550%	250,000.000	100.0234	250,058.60		Y
29266N3W5	ENERBANK USA INTEREST BEARING CERTIFICATE OF DEPOSIT	09/29/21	1.450%	250,000.000	100.2225	250,556.23		
03753XAL4	APEX BANK INTEREST BEARING CERTIFICATE OF DEPOSIT	09/30/21	1.500%	250,000.000	100.2967	250,741.83		
81423LCA8	SECURITY FED BANK INTEREST BEARING CERTIFICATE OF DEPOSIT	09/30/21	1.500%	250,000.000	100.0476	250,119.04		Y
96926CAE2	WILLIAM PENN BANK INTEREST BEARING CERTIFICATE OF DEPOSIT	09/30/21	1.500%	250,000.000	100.0476	250,119.05		Y
8562846A7	STATE BANK OF INDIA INTEREST BEARING CERTIFICATE OF DEPOSIT	01/26/22	2.250%	245,000.000	101.6480	249,037.55		
2546723C0	DISCOVER BANK INTEREST BEARING CERTIFICATE OF DEPOSIT	02/15/22	2.250%	245,000.000	101.6875	249,134.27		
13063DADO	CALIFORNIA ST TXBL-HIGH-SPEED PASSENGER TRAI	04/01/22	2.367%	1,500,000.000	101.8350	1,527,525.00		N

Statement Ending:

March 31, 2020

CITY OF LOS BANOS

Account Number:

Portfolio Holdings (Continued) *Security positions held with Wells Fargo Bank N.A.*

Security ID	Description	Maturity Date	Coupon	Current Par / Original Par	Market Price*	Market Value	Original Par Pledged**	Callable
Bonds USD								
02587DN38	AMERICAN EXPR CENTURION INTEREST BEARING CERTIFICATE OF DEPOSIT	04/05/22	2.450%	245,000.000	101.8748	249,593.24		
02587CEM8	AMERICAN EXPRESS BK FSB INTEREST BEARING CERTIFICATE OF DEPOSIT	05/03/22	2.350%	250,000.000	101.7245	254,311.14		
				5,960,000.000		6,018,700.66	0.00	

*See important information regarding security pricing on Page 2.

**Total amount that is pledged to or held for another party or parties. Refer to the Pledge Detail Report for more information.

Daily Account Activity*Your investment transactions during this statement period.*

Transaction / Trade Date	Settlement / Effective Date	Activity	Security ID	Description	Par / Quantity	Price	Principal Amount	Income Amount	Debit / Credit Amount
Income / Payment Activity USD									
03/02/20	03/02/20	Interest	20033AMF0	COMENITY CAPITAL BANK INTEREST				447.71	447.71
03/02/20	03/02/20	Interest	96926CAE2	WILLIAM PENN BANK INTEREST				308.22	308.22
03/02/20	03/02/20	Interest	81423LCA8	SECURITY FED BANK INTEREST				308.22	308.22
03/02/20	03/02/20	Interest	29266N3W5	ENERBANK USA INTEREST BEARING				307.88	307.88
03/02/20	03/02/20	Interest	03753XAL4	APEX BANK INTEREST BEARING				308.22	308.22
03/13/20	03/13/20	Interest	58733ACR8	MERCANTIL COMMERCEBANK				317.81	317.81
03/16/20	03/16/20	Interest	51210SLV7	LAKESIDE BANK INTEREST BEARING				307.88	307.88
03/26/20	03/26/20	Matured	32117HAN5	FIRST NATIONAL BK BERLIN			250,000.00		250,000.00
03/26/20	03/26/20	Interest	32117HAN5	FIRST NATIONAL BK BERLIN				297.95	297.95
03/30/20	03/30/20	Interest	96926CAE2	WILLIAM PENN BANK INTEREST				308.22	308.22
03/30/20	03/30/20	Interest	81423LCA8	SECURITY FED BANK INTEREST				308.22	308.22
03/30/20	03/30/20	Interest	29266N3W5	ENERBANK USA INTEREST BEARING				288.01	288.01
03/30/20	03/30/20	Interest	03753XAL4	APEX BANK INTEREST BEARING				308.22	308.22
03/31/20	03/31/20	Interest	20033AMF0	COMENITY CAPITAL BANK INTEREST				478.59	478.59

CITY OF LOS BANOS
 Account Number:

Statement Ending:

Money Market Fund Activity

WF 100% Treas S 8

*As of March 31, 2020

	Dividend paid this period	7 day* simple yield	30 day* simple yield
USD	0.31	0.170%	0.610%

Transaction Date	Activity	Shares	Price	Market Value (\$)	Dividend Amount	Share Balance
	Beginning Balance		1.0000	350.23		350.23000
03/02/20	Reinvest	0.31000			0.31	350.54000
	Ending Balance		1.0000	350.54		350.54000

WF 100% Trea Adm 3722

*As of March 31, 2020

	Dividend paid this period	7 day* simple yield	30 day* simple yield
USD	6,790.61	0.370%	0.810%

Transaction Date	Activity	Shares	Price	Market Value (\$)	Dividend Amount	Share Balance
	Beginning Balance		1.0000	6,539,913.87		6,539,913.87000
03/02/20	Purchase	1,680.25000		1,680.25		6,541,594.12000
03/02/20	Reinvest	6,790.61000			6,790.61	6,548,384.73000
03/13/20	Purchase	317.81000		317.81		6,548,702.54000
03/16/20	Purchase	307.88000		307.88		6,549,010.42000
03/26/20	Purchase	250,297.95000		250,297.95		6,799,308.37000
03/30/20	Purchase	1,212.67000		1,212.67		6,800,521.04000
03/31/20	Purchase	478.59000		478.59		6,800,999.63000
	Ending Balance		1.0000	6,800,999.63		6,800,999.63000





Wells Fargo Bank, N.A.
 PO BOX 5120
 SIOUX FALLS, SD 57117-5120
 1-800-645-3751

BR STMT CITY OF LOS BANOS
 5831 ATTN MARTHA BRAZIL
 520 J ST
 LOS BANOS, CA 93635



Enclosed is your Wells Fargo Bank, N.A. account statement. If you have elected Wells Fargo Bank, N.A. (WFB) as the safekeeping agent for your securities, then also enclosed is 1) a separate WFB safekeeping statement and 2) a page summarizing activity and investments in your WFBNA account and its related WFB account.

If you have multiple WFBNA accounts and have requested "house-holding," we have included the statements that pertain to those accounts in this single envelope.

The Securities and Exchange Commission (the "SEC") permits a broker-dealer to publish its annual and semiannual Statement of Financial Condition on a website in lieu of providing a paper copy. You can find the audited Statement of Financial Condition of Wells Fargo Securities, LLC ("WFS") as of December 31, 2019 and the semiannual Statement of Financial Condition for WFS as of June 30, 2019 at www.wellsfargo.com/com/securities/financial-reports. If you wish to receive a paper copy of the Statement of Financial Condition, at no cost, please call (800) 326-5897 and we will promptly satisfy your request.

We are also required by the SEC to disclose the following information:

WFS is subject to the SEC's Uniform Net Capital Rule (Rule 15c3-1) and the Commodities Futures Trading Commission (CFTC) Regulation 1.17 which requires the maintenance of minimum net capital. Under SEC Rule 15c3-1, WFS has elected to use the alternative method, permitted by the rule, which requires that WFS maintain minimum net capital, as defined, equal to the greater of \$1,500,000 or 2 percent of aggregate debit balances arising from customer transactions, as defined. Under CFTC Regulation 1.17, WFS is required to maintain an adjusted net capital equivalent to the greater of \$1,000,000 or \$1,141,680,000, which was 8% of the total risk margin requirement for all positions carried in customer and non-customer accounts plus additional net capital requirements related to certain reverse repurchase agreements. At December 31, 2019, WFS had a net capital requirement of \$1,141,680,000, net capital of \$8,660,721,000, which was 56.42% of aggregate debit balances, and \$7,519,041,000 in excess of required net capital.

The audited Statement of Financial Condition of WFS as of December 31, 2019, which was filed with the SEC pursuant to Rule 17a-5 of the Securities Exchange Act, is available for inspection at the principal office of WFS and at the regional office of the SEC. WFS identified a material weakness in internal control over compliance, which is reflected in the Report of Independent Registered Public Accounting Firm. No loss to the firm or its clients resulted from the material weakness identified.

Investments, other than Brokered Certificates of Deposits, are not FDIC insured, may lose value, and are not bank guaranteed - see important disclosures on the reverse of your account summary page.

**CITY OF LOS BANOS
CITY COUNCIL MEETING MINUTES
APRIL 15, 2020**

***ACTION MINUTES** – These minutes are prepared to depict action taken for agenda items presented to the City Council. For detail of this meeting refer to the electronic media (CD and/or audio) kept as a permanent record.*

***SPECIAL NOTE:** This meeting was held by teleconference due to the COVID-19 Pandemic.*

The following closed session items were held prior to the City Council Meeting at 4:00 p.m. Mayor Villalta asked the City Clerk if she had received any comments by email, for which City Clerk Mallonee stated she had not.

CONFERENCE WITH LABOR NEGOTIATORS, PURSUANT TO GOVERNMENT CODE SECTION 54957.6, AGENCY DESIGNATED REPRESENTATIVES: CITY MANAGER TERRAZAS, CITY ATTORNEY VAUGHN, CITY CLERK/HUMAN RESOURCES DIRECTOR MALLONEE, FINANCE DIRECTOR WILLIAMS, LEGAL COUNSEL TUFFO; EMPLOYEE ORGANIZATIONS: LOS BANOS POLICE OFFICERS ASSOCIATION (LBPOA), LOS BANOS POLICE SERGEANTS ASSOCIATION (LBPSA), LOS BANOS FIRE FIGHTERS ASSOCIATION (LBFFA), LOS BANOS POLICE DISPATCHERS/COMMUNITY SERVICES OFFICERS ASSOCIATION (LBPDCSOA), LOS BANOS PUBLIC EMPLOYEES UNION (PUBLIC WORKS) LOCAL 1/AFSCME AND UNREPRESENTED MISCELLANEOUS EMPLOYEES. Mayor Villalta stated that no reportable action was taken during this closed session item.

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION; INITIATION OF LITIGATION PURSUANT TO PARAGRAPH (4) OF SUBDIVISION (D) OF GOVERNMENT CODE SECTION 54956.9: ONE POTENTIAL CASE. Mayor Villalta stated that no reportable action was taken during this closed session item.

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (GOVERNMENT CODE SECTION 54956.9(D)(1)), NAME OF CASE: CALIFORNIA SPORTFISHING PROTECTION ALLIANCE VS. CITY OF LOS BANOS GROUNDWATER SUSTAINABILITY AGENCY; STANISLAUS SUPERIOR COURT, CASE NO CV-20-001748. Mayor Villalta stated that no reportable action was taken during this closed session item.

CALL TO ORDER: Mayor Villalta called the City Council Meeting to order at the hour of 5:07 p.m.

PLEDGE OF ALLEGIANCE: Fire Chief Hurley led the pledge of allegiance.

ROLL CALL – MEMBERS OF THE CITY COUNCIL PRESENT: *Participating by teleconference:* Council Members Tom Faria, Daronica Johnson-Santos, Brett Jones, Deborah Lewis, Mayor Michael Villalta.

STAFF MEMBERS PRESENT: *Participating by teleconference:* City Manager Terrazas, City Attorney Vaughn, Police Chief Brizzee (5:14 PM), Fire Chief Hurley, Community & Economic Development Director Elms; *Present in the Council Chambers:* City Clerk/Human Resources Director Mallonee, Finance Director Williams.

CONSIDERATION OF APPROVAL OF AGENDA: Motion by Johnson-Santos, seconded by Jones to approve the City Council Meeting agenda as submitted. The motion carried by the following roll call vote: AYES: Faria, Johnson-Santos, Jones, Lewis, Villalta; NOES: None; ABSENT: None.

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE CITY COUNCIL MEMBERS ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE CITY; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A FIVE (5) MINUTE PRESENTATION. DETAILED GUIDELINES ARE POSTED ON THE COUNCIL CHAMBER INFORMATIONAL TABLE. Mayor Villalta

asked the City Clerk if she had received any comments by email, for which City Clerk Mallonee stated she had received three (3) comments by email, two (2) had to do with item 7H - City Council Resolution No. 6203 – Continuing the Declaration of the Existence of a Local Emergency Within the City of Los Banos (COVID-19) and read a comment from “Janice” regarding wanting clarification on the new health order, are minor children allowed to accompany their parent/ guardian while shopping, many children are too young to leave home or in the car and not everyone has the option for daycare etc. For example would an infant or toddler be limited from entering an open business because it's not "1 cart 1 person". No other comments were received or read into the record and the public forum was closed.

CONSIDERATION OF APPROVAL OF CONSENT AGENDA. Mayor Villalta requested that items 7D – City Council Resolution No. 6199 – Rejecting All Bids for the Construction of the Los Banos Dog Park Project and 7H – City Council Resolution No. 6203 – Continuing the Declaration of the Existence of a Local Emergency Within the City of Los Banos (COVID-19) be removed from the consent agenda to be heard and considered separately.

Motion by Faria, seconded by Lewis to approve the consent agenda, with the removal of items 7D – City Council Resolution No. 6199 – Rejecting All Bids for the Construction of the Los Banos Dog Park Project and 7H – City Council Resolution No. 6203 – Continuing the Declaration of the Existence of a Local Emergency Within the City of Los Banos (COVID-19), as follows: Check Register for #221170 – #221316 in the Amount of \$ 742,822.32; Minutes for the April 1, 2020 City Council Meeting; City Council Resolution No. 6198 – Awarding Contract for Legal Advertising to the Los Banos Enterprise for Fiscal Year Ending June 30, 2021 and Authorizing the City Manager to Execute Agreement; ~~City Council Resolution No. 6199 – Rejecting All Bids for the Construction of the Los Banos Dog Park Project;~~ City Council Resolution No. 6200 –

Authorizing Entering into a Second Amendment to Lease Agreement Between the City of Los Banos and Ferrara Ranches, LTD, for the Purpose of Leasing Pasture Land Located at the City of Los Banos Wastewater Treatment Facility; City Council Resolution No. 6201 – Accepting Public Improvements for Stonecreek at Los Banos, The Villages VII, Phase 1; More Specifically Identified as APNs 431-060-027, 431-060-033, and a Portion of 430-060-016 and 430-060-039; Applicant: Anderson Homes; City Council Resolution No. 6202 – Amending the 2019-2020 Fiscal Year Budget in the Amount of \$24,000 as it Pertains to Revenues and Expenditures for SB2 Planning Grant; ~~City Council Resolution No. 6203 – Continuing the Declaration of the Existence of a Local Emergency Within the City of Los Banos (COVID-19)~~; City Council Resolution No. 6204 – Designating Applicant's Agent for the Purpose of Obtaining State and Federal Disaster Assistance and Emergency Preparedness Grants; Ordinance No. 1183 – Authorizing an Amendment to the Contract between the City of Los Banos and the Board of Administration of the California Public Employees' Retirement System (CalPERS) to Implement Section 20516, Employees Sharing Additional Pension Costs for Local Safety Members (Police & Fire). The motion carried by the following roll call vote: AYES: Johnson-Santos, Jones, Lewis, Villalta; NOES: None; ABSENT: None.

CITY COUNCIL RESOLUTION NO. 6199 – REJECTING ALL BIDS FOR THE CONSTRUCTION OF THE LOS BANOS DOG PARK PROJECT. Public Works Director/City Engineer Fachin presented the staff report and stated that all bids are being rejected due to the financial impact of COVID-19. This project may be able to move forward in the months ahead if finances improve.

Motion by Lewis, seconded by Johnson-Santos to approve City Council Resolution No. 6199 – Rejecting All Bids for the Construction of the Los Banos Dog Park Project. The motion carried by the following roll call vote: AYES: Johnson-Santos, Jones, Lewis, Villalta; NOES: None; ABSENT: None.

CITY COUNCIL RESOLUTION NO. 6203 – CONTINUING THE DECLARATION OF THE EXISTENCE OF A LOCAL EMERGENCY WITHIN THE CITY OF LOS BANOS (COVID-19). City Manager Terrazas presented the staff report and spoke to the previous declaration of a local emergency within the City of Los Banos and how the City Council is required to periodically provide a status as to whether or not the declaration of an emergency is continuing. He provided a brief update regarding the recent increase in the number of cases currently reported in Merced County, which is why the continuation of a local emergency is being recommended. The Executive Order that is being implemented alongside this continuation declaration was spoken to and the new requirements that pertain to “Covered Businesses”, their employees and the customers/visitors that go to those businesses. A full text version of this Executive Order will be posted to the City's website.

City Clerk Mallonee read the first comment received by email from “Janice”: Please clarify on the new health order. Are minor children allowed to accompany their parent/guardian while shopping? Many children are too young to leave home or in the car and not everyone has the option for daycare etc. For example would an infant or toddler be limited from entering an open business because it's not "1 cart 1 person"?

City Attorney Vaughn answered that question by stating that the Order reads that one adult customer per household shall be allowed into the store to do the shopping for the household. The idea behind the portion of this Order is so that entire families are not going into businesses all at once. It will be up to the individual stores to decide how strictly to enforce this particular rule.

City Clerk Mallonee read the second comment received by email from Will McBride: To whom it may concern: The mandate ordered by the City Manager is an infraction on the civil rights of Americans residing in Los Banos, CA. Demanding that everyone be required to wear a mask or cover is absurd as demanding we wear a uniform. You the Council, please review Mr. Alex Terrazas' decision. Our freedom was not established with a clause declaring unless there is a pandemic.

City Attorney Vaughn responded to that comment by stating that the Order is not requiring everyone to wear a mask or to wear a mask if someone is simply going outside of their home. The Order only requires everyone to wear a mask whenever they are entering a Covered Business where there are other people in the area and employees are serving those people.

City Clerk Mallonee read the third comment received by email from Yvonne McMurray: I am writing this email to both of you to voice my frustration about the new city ordinance that is set to go in place allowing only 1 family member into a store at a time and the Order to wear face coverings. I do not agree that government should have the ability to dictate these basic living liberties. If a person is worried about exposure, then that person should shop online or stay home. Government should not be allowed to get involved and tell me what is essential and how to shop. I had always hoped that our local city officials would be the voice of calm, reasonable action. I was wrong. Our city officials are only adding panic to the residents with these ridiculous orders. I know it isn't today, but there will come a time in our city when you will need my support. Believe me, you will not get it. I have lost all confidence and pride in your abilities to lead in times of trouble.

City Attorney Vaughn stated that the concerns relayed in the last comment have been addressed by the previous two responses he provided regarding the Order and why these precautions are being put into place.

Motion by Faria, seconded by Lewis to adopt City Council Resolution No. 6203 – Continuing the Declaration of the Existence of a Local Emergency Within the City of Los Banos (COVID-19). The motion carried by the following roll call vote: AYES: Johnson-Santos, Jones, Lewis, Villalta; NOES: None; ABSENT: None.

ADVISEMENT OF PUBLIC NOTICES (Two Reports). Community & Economic Development Director Elms stated that there will be a public hearing for a site plan review, a tentative parcel map, and two conditional use permits for Chipotle and Dutch Bros to be located at 1420 E. Pacheco Boulevard. The other public hearing will be for a mobile food vendor to be located at 849 W. Pacheco Boulevard which is Goodger's Shell gas station. Both items will be heard by the Planning Commission on Wednesday,

April 22, 2020 at 4:00 p.m. via a virtual meeting. The link to watch this virtual meeting will be included on the Planning Commission agenda when it is posted.

CITY MANAGER REPORT – COVID-19 STATUS UPDATE. City Manager Terrazas spoke to how the Emergency Operations Center is continuing its efforts and is in close communication with regional partners, the County, local businesses, and local churches to keep the information going. The Emergency Operations Team is being led by Fire Chief Hurley and he is doing a great job at guiding the City through this incident. He thanked all the City employees who are involved in the emergency operations effort and all those employees who are continuing to provide service during this stressful time. The City offices may be closed to the public, but City staff are continuing to work and provide services to the community.

CITY MANAGER REPORT - REPORT PURSUANT TO GOVERNMENT CODE SECTION 54953(C)(3) EXECUTIVE COMPENSATION: FIRE CHIEF. City Manager Terrazas stated that on April 14, 2020, based upon his performance review, the Fire Chief's salary was increased to \$11,924 monthly (\$143,088 annually) retroactive to October 28, 2019.

REPORT/UPDATE ON MERCED COUNTY ASSOCIATION OF GOVERNMENTS (MCAG) AND MEASURE V COMMITTEE. Mayor Villalta stated that the items that will continue to be worked on and discussed are the Billy Wright Waste Disposal Site, the Pioneer Trail, and the synchronization of the traffic intersection lights on Highway 152 to keep the traffic moving.

DARONICA JOHNSON-SANTOS: Council Member Johnson-Santos thanked City staff and all those out there who are continuing to work in the trenches. She spoke to how we as Americans are used to convenience but at this time we all need to sacrifice for the better for everyone else. The Council is looking to keep everyone's best interests in mind. She wished all to continue to be safe and well.

BRETT JONES: No report.

DEBORAH LEWIS: Council Member Lewis stated that we are in trying times and that we are trying to save lives. Everyone is working to try to overcome this pandemic that has hit the whole world. We are all in this together. She spoke to the daily reporting done by the Merced County Public Health Department and how she is hoping that the information can start showing the number of new cases that arise each day and what kind of exposure was involved with these new cases. The sanitation of grocery carts was spoken to and how she has never seen any of those grocery carts properly sanitized. She would like to have some kind of permanent action put in place for this pandemic and for the future that would require the carts to be sanitized on a regular basis. She is asking for Council's support in directing staff to begin working on this.

City Manager Terrazas stated that on an immediate basis under the Executive Order, additional cart cleaning can be mandated. On a long-term basis, this could be brought back as a council member request.

TOM FARIA: Council Member Faria encouraged everyone to follow the directives and stay safe so we can get this thing done and over with.

MAYOR MICHAEL VILLALTA: Mayor Villalta stated that the place to go for all of the COVID-19 information is the Los Banos Police Department Facebook page. If any questions arise, please direct them to the City Clerk and you will get an answer. He stated that he as well as Police Chief Brizzee, Fire Chief Hurley and City Manager Terrazas are all in constant contact with the hospital and that it is ready and equipped to care for patients. He encouraged all to thank the healthcare workers and first responders. Maintain social distancing and wear your masks.

ADJOURNMENT. The meeting was adjourned at 6:07 PM.

APPROVED:

Michael Villalta, Mayor

ATTEST:

Lucille L. Mallonee, City Clerk



City of
Los Banos
At the Crossroads of California

Agenda Staff Report

TO: Mayor & City Council Members
FROM: Alex Terrazas, City Manager *AT*
DATE: May 6, 2020
SUBJECT: Measure V Citizens Oversight Committee
TYPE OF REPORT: Agenda Item

Recommendation:

That the City Council authorize staff to run an advertisement in the Los Banos Enterprise, post on the City's website and social media to solicit applications for the Measure V Citizens Oversight Committee; appoint the Mayor and Mayor Pro Tem to sit on the committee to review, interview and recommend appointment to the City Council at the June 3, 2020 City Council Meeting.

Discussion:

The City's current representative's, John Cates, term is set to expire May 18, 2020, so the City will need to solicit applications and recommend a candidate for the Measure V Oversight Committee.

Measure V – Merced County's transportation sales tax - was passed by voters in November 2016. Beginning April 1, 2017, the ½ cent sales tax will be collected throughout Merced County for the next 30 years. It is estimated that the measure program will generate \$15 million in new revenue annually for a total of \$450 million through the life of the measure. As the Local Transportation Authority for Merced County, MCAG will administer the Measure V program.

The Measure V Transportation Expenditure Plan (Plan) requires MCAG to organize and staff a Citizens Oversight Committee. The purpose of the committee is to ensure that

the measure program is implemented as outlined in the Plan. The committee will review financial and performance audits, reports from member agencies, annual receipts and other documents necessary to assess the program's consistency with the Plan.

Additional information can be found on their Measure V Oversight Committee website:

<https://www.measurev-mcag.com/citizens-oversight.html>

ATTACHMENTS:

Measure V Citizens Oversight Committee Application

List of Measure V Citizens Oversight Committee Members



City of
Los Banos
At the Crossroads of California

**MEASURE V
CITIZENS OVERSIGHT COMMITTEE
APPLICATION**

Please submit application to:

Los Banos City Clerk's Office

520 J Street

Los Banos CA 93635

Application Deadline: 5:00 pm, Friday, May 22, 2020

MEASURE V

Measure V is Merced County's transportation sales tax that was passed by voters in November 2016. It is estimated that the measure program will generate \$15 million in new revenue annually for a total of \$450 million through the life of the measure. As the Local Transportation Authority for Merced County, MCAG will administer the Measure V program.

TRANSPORTATION EXPENDITURE PLAN - CITIZENS OVERSIGHT COMMITTEE

The Measure V Transportation Expenditure Plan (Plan) requires the formation of a Citizens Oversight Committee to ensure the measure program is implemented as outlined in the Plan. The committee will review financial and performance audits, reports from member agencies, annual receipts and other documents necessary to assess the program's consistency with the Plan. The committee will also prepare an annual report to inform the public how measure funds were spent. A full list of committee responsibilities can be found in the attached Measure V Expenditure Plan - Appendix B.

Committee Formation and Meeting Schedule

The Plan states that the committee will be formed within 6 months from the approval of the measure in November 2016 and meetings will commence when measure revenues are recommended for expenditure. Based on these requirements, the committee was formed by May 2017 and the first meeting was held in the summer of 2017. The committee must hold one formal meeting annually with additional meetings scheduled as needed.

Membership & Selection

The Committee will consist of 14 members with 7 nominated by the six cities and County of Merced and 7 selected by the MCAG Governing Board through a separate application process. This application process is intended to identify candidates for nomination from each of six cities and the County of Merced.

Eligibility and Term of Membership

Applicants must be U.S. citizens 18 years of age or older who reside in Merced County and are not public employees at any state, county or local city agency, or an elected official at any level of government. Committee members will be required to submit an annual statement of financial disclosure consistent with Fair Political Practices Commission rules and regulations.

Committee terms will be two years with no member serving more than 8 years on the committee. In an effort to maintain committee member consistency, during the first two years of the committee, terms will be staggered with 7 of the members to serve one year term, 7 of the members to serve a two year term. The length of the first terms will be determined via random selection. Proxy voting will not be permitted.

MEASURE V CITIZENS OVERSIGHT COMMITTEE

Application for Appointment to Represent City of Los Banos

Name: _____

Home Address: _____

Mailing Address (If different): _____

Phone: (home) _____ (work) _____ (mobile) _____

- A. Are you a U.S. citizen of 18 years of age or older who resides in Merced County? (Yes/No)
- B. Are you a public employee at any state, county or local city agency, or an elected official at any level of government? (Yes/No)
- C. Please respond to the following (attach a separate document if needed):

1. Commission/Committee Experience: What is your previous experience on a public agency commission or committee? Please also note if you are currently a member of any commissions or committees.

2. Statement of Qualifications: Provide a brief statement indicating why you are interested in serving on the Citizens Oversight Committee.

3. Relevant Work or Volunteer Experience: Please list your current employer and relevant volunteer experience including organization, address, position and dates.

4. Bio or Resume: Please attach your biography or resume.

Certification: I certify that the above and attached information is true and complete to the best of my knowledge.

Signature: _____ Date: _____

MEASURE V CITIZENS OVERSIGHT COMMITTEE

Name

Lisa Kayser-Grant	Bike/Pedestrian or Transit
Vacant	Building Industry
Paul Danbom	Agriculture Industry
Vacant	Ethnic Community Group
Vacant	Major Private Sector Employer
Demetrios Tatum	Audit, Finance or Budget Professional
Jean Okuye	Environmental Advocacy Group
Jim Cunningham	County of Merced
Ron Daugherty	City of Atwater
Lynne Payne	City of Dos Palos
Vacant	City of Gustine
Katherine Schnell Rodriguez	City of Livingston
John Cates	City of Los Banos
Karla Seijas	City of Merced

2020 MEETING SCHEDULE

Monday, January 13, 2020 at 3:00 PM

Monday, March 16, 2020 - **Meeting cancelled**

Monday, June 15, 2020 at 3:00 PM

Monday, September 21, 2020 at 3:00 PM

Location: MCAG, 369 W. 18th Street Merced, CA.



City of
Los Banos
At the Crossroads of California

Agenda Staff Report

TO: Mayor & City Council Members

FROM: Lucy Mallonee, MMC *gm*
City Clerk/Human Resources Director

DATE: May 6, 2020

SUBJECT: Approval of a Side Letter/Contract Extension through September 30, 2020 by and between the City of Los Banos and the Los Banos Fire Fighters Association (LBFFA)

TYPE OF REPORT: Consent Agenda Item

Recommendation:

Adopt the Resolution approving the Side Letter/Contract Extension through September 30, 2020 by and between the City of Los Banos and the LBFFA.

Discussion:

The City has bargained in good faith with the LBFFA and reached agreement on a Side Letter/Contract Extension through September 30, 2020.

Attached are the resolution and the Side Letter/Contract Extension for your review and consideration of approval.

Reviewed by:

Alex Terrazas, City Manager

Attachments:

Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LOS BANOS APPROVING A
MEMORANDUM OF UNDERSTANDING BY AND
BETWEEN THE CITY OF LOS BANOS AND THE
LOS BANOS FIRE FIGHTERS ASSOCIATION**

WHEREAS, the City Council of the City of Los Banos has received a request to approve a Memorandum of Understanding by and between the City of Los Banos and the Los Banos Fire Fighters Association; and

WHEREAS, the Memorandum of Understanding will be in effect from July 1, 2020 to September 30, 2020.

NOW, THEREFORE, BE IT RESOLVED that the Memorandum of Understanding by and between the City of Los Banos and the Los Banos Police Sergeants is hereby approved as submitted as "Exhibit A" respectively.

PASSED AND ADOPTED this 6th day of May 2020, at a regular meeting of the City Council by the following vote:

AYES: Council Members
NOES:
ABSENT:

APPROVED:

Michael Villalta, Mayor

ATTEST:

Lucille L. Mallonee, City Clerk

**SIDE LETTER
BETWEEN CITY OF LOS BANOS AND
LOS BANOS FIREFIGHTERS' ASSOCIATION
RE: MOU EXTENSION 2020**

This Memorandum of Understanding (MOU) Extension Agreement ("Agreement") is between the City of Los Banos (hereinafter called "City") and the Los Banos Firefighters' Association (hereinafter called "Association" or LBFFA) (collectively called "the parties"). This Agreement shall apply to all employees of the City working in the classifications set forth in the MOU between the City and the Association, with reference to the following recitals:

WHEREAS, the spread of the COVID-19 virus has been declared a global pandemic; and

WHEREAS, a state of emergency has been declared by the President of the United States, the Governor of California, and the County of Merced; and

WHEREAS, the Governor of California has issued a shelter-in-place order for the State of California resulting in the temporary closure of all non-essential businesses throughout the City and State; and

WHEREAS, the economic impacts of the COVID-19 pandemic on the City are unknown at this time;

NOW THEREFORE, the City and the Association have met and conferred in good faith and mutually agreed on the salaries, hours, fringe benefits and working conditions set forth herein, as follows:

1. MOU Extension: The City and the Association agree to extend the 2018-2020 MOU between the parties, scheduled to expire on June 30, 2020. The MOU will be extended by three (3) months, from July 1, 2020 until September 30, 2020, and shall be amended as follows:

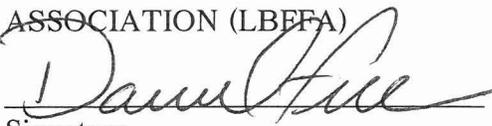
SECTION XVI - TERM

The term of this MOU will commence July 1, ~~2018-2020~~ and will expire ~~June~~ September 30, 2020, except as otherwise provided in this MOU.

2. Tentative Agreement: This Tentative Agreement is subject to ratification by the bargaining unit and approval by the City Council.

IN WITNESS WHEREOF, the parties hereby agree to this tentative agreement:

LOS BANOS FIREFIGHTERS'
ASSOCIATION (LBFFA)


Signature

Date: 4/22/2020

CITY OF LOS BANOS

Signature

Date: _____

**SIDE LETTER
BETWEEN CITY OF LOS BANOS AND
LOS BANOS FIREFIGHTERS' ASSOCIATION
RE: MOU EXTENSION 2020**

This Memorandum of Understanding (MOU) Extension Agreement ("Agreement") is between the City of Los Banos (hereinafter called "City") and the Los Banos Firefighters' Association (hereinafter called "Association" or LBFFA) (collectively called "the parties"). This Agreement shall apply to all employees of the City working in the classifications set forth in the MOU between the City and the Association, with reference to the following recitals:

WHEREAS, the spread of the COVID-19 virus has been declared a global pandemic; and

WHEREAS, a state of emergency has been declared by the President of the United States, the Governor of California, and the County of Merced; and

WHEREAS, the Governor of California has issued a shelter-in-place order for the State of California resulting in the temporary closure of all non-essential businesses throughout the City and State; and

WHEREAS, the economic impacts of the COVID-19 pandemic on the City are unknown at this time;

NOW THEREFORE, the City and the Association have met and conferred in good faith and mutually agreed on the salaries, hours, fringe benefits and working conditions set forth herein, as follows:

1. MOU Extension: The City and the Association agree to extend the 2018-2020 MOU between the parties, scheduled to expire on June 30, 2020. The MOU will be extended by three (3) months, from July 1, 2020 until September 30, 2020, and shall be amended as follows:

SECTION XVI - TERM

The term of this MOU will commence July 1, ~~2018-2020~~ and will expire ~~June~~ September 30, 2020, except as otherwise provided in this MOU.

2. Tentative Agreement: This Tentative Agreement is subject to ratification by the bargaining unit and approval by the City Council.

IN WITNESS WHEREOF, the parties hereby agree to this tentative agreement:

LOS BANOS FIREFIGHTERS'
ASSOCIATION (LBFFA)

CITY OF LOS BANOS



Signature

Signature

Date: _____

Date: 4-22-2020



City of
Los Banos
At the Crossroads of California

Agenda Staff Report

TO: Mayor Villalta and City Council Members

FROM: Stacy Souza Elms, Community and Economic Development Director 

DATE: May 6, 2020

TYPE OF REPORT: Consent Agenda

SUBJECT: Amendment No. 1 to Professional Services Agreement with J.B. Anderson Land Use Planning for the Preparation of Environmental Documents for Presidential Estates East Project

Recommendation:

Staff recommends the City Council adopt a resolution approving Amendment No. 1 to Professional Services Agreement with J.B. Anderson Land Use Planning for Presidential Estates East Project and Budget Amendment.

Background:

The Presidential Estates East Project originally started in 2014 with a submittal filed by Stonefield Homes consisting of an Area Plan and Annexation, General Plan Amendment and Pre-Zone. The Project was been brought forward to the City Council in 2015 and 2016, with direction from the Council each time to provide changes to the project.

The applicant revised their submittal package and resubmitted for City processing in July 2018, at which time the City entered into a Professional Services Agreement for the processing of CEQA documents with J.B. Anderson Land Use Planning in August 13, 2018. Subsequently, City staff received additional changes and has deemed the application complete in April 2020.

Discussion:

The Presidential Estates East Project was revised in April 2020 with changes to proposed land uses and analysis of Mitigation Measure AG-1 of the 2030 Los Banos General Plan SEIR. Compliance with Mitigation Measure AG-1 requires a complete inventory analysis of vacant residential lots within the City limits of the City of Los Banos with a phasing timeline. Due to these changes staff has had to modify the original scope of work with J.B. Anderson. The changes in scope have increased the original contract amount of \$35,815.00 by \$16,754.70 for a total contract amount of \$52,569.70. The proposed contract amendment is necessary to cover additional services needed to complete the Initial Study.

Staff is anticipating the completion of the Initial Study to be within approximately 30 days from execution of the amended agreement. Once the Initial Study is completed, there will be a 30 day public review/comment period of the CEQA document. After the public review period closes, staff will bring the Project forward including a Development Agreement, to the Planning Commission for recommendation to the City Council. Based on this estimated timeline it is anticipated the Project will be ready for City Council consideration by the end of summer/early fall 2020.

Fiscal Impact:

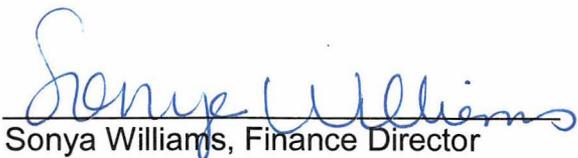
The City of Los Banos processes all development projects under a cost recovery process. The applicant has paid the contract difference in full in order for the City to continue processing the application. Staff received payment of the contract amendment on April 27, 2020.

The contract amendment will increase Community and Economic Development Department Expenditures in Fiscal Year 2019-2020 by \$16,754.70 to account 100-419-100-231 (Professional Services). Revenues in Fiscal Year 2019-2020 will increase by \$16,754.70 to account 100-000-341-032 (Planning and Zoning). Processing of development projects is 100% reimbursed by the developer to the City of Los Banos through our Cost Recovery Contract. In addition, all environmental documents are required to be paid in full prior to the commencement of any consulting contracts.

Reviewed by:



Alex Terrazas, City Manager



Sonya Williams, Finance Director

Attachments:

- 1. Resolution
- 2. Amendment No. 1 PSA – J.B. Anderson Land Use Planning Group

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS BANOS APPROVING AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT WITH J.B. ANDERSON LAND USE PLANNING FOR THE PRESIDENTIAL ESTATES EAST PROJECT AND BUDGET AMENDMENT

WHEREAS, the City of Los Banos on August 13, 2018, entered into a Professional Services Agreement with J.B. Anderson Land Use Planning to provide CEQA services for the preparation of CEQA compliance documents for the Presidential Estates East Project; and

WHEREAS, City staff received revisions to the project application in April 2020, which required additional services to the preparation of the Initial Study environmental document; and

WHEREAS, the City and the consultant desire to amend, modify and supplement certain portions of the Original Agreement; and

WHEREAS, the City Council of the City of Los Banos adjust the overall appropriation levels in each fund at any time during the Fiscal Year by action to amend the budget; and

WHEREAS, the proposed budget increase is \$16,754.70 in expenditures for the Community and Economic Development Department, Professional Services account (100-419-100-231); and

WHEREAS, the proposed budget increase is \$16,754.70 in revenues for the Community and Economic Development Department, Planning and Zoning account (100-000-341-032); and

WHEREAS, Amendment No. 1 to Professional Services Agreement with J.B. Anderson has been reviewed and approved by the City Attorney subject to Risk Management Authority (RMA)

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Los Banos does hereby approve Amendment No. 1 to Professional Services Agreement with J.B. Anderson Land Use Planning for the Presidential Estate East Project and Budget Amendment.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Los Banos held on the 6th day of May 2020, by Council Member _____

who moved its adoption, which motion was duly seconded by Council Member _____
and the Resolution adopted by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

Michael Villalta, Mayor

ATTEST:

Lucille L. Mallonee, City Clerk

**AMENDMENT NO. 1
TO
PROFESSIONAL SERVICES AGREEMENT
[J.B. Anderson Land Use Planning]**

THIS AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT (“Amendment No. 1”), is made and entered into as of May ____, 2020 by and between the City of Los Banos, a California municipal corporation (herein referred to as “City”) and J. B. Anderson Land Use Planning, a California corporation, (herein referred to as “Consultant”), and with reference to the following:

A. The City and Consultant entered into that certain Professional Services Agreement dated as of August 13, 2018, which is incorporated herein by this reference (the “Original Agreement”), pursuant to which Consultant has provided CEQA services for the preparation of CEQA compliance documents for a project known as Presidential Estates East including Presidential East Area Plan, General Plan Amendment, Pre-Zone and Annexation, and Vesting Tentative Tract Map (hereinafter referred to as the "Project"); and

B. The City and the Consultant (each, a “Party” and, jointly, the “Parties”) desire to amend, modify and supplement certain portions of the Original Agreement.

NOW, THEREFORE, the Parties hereby agree as follows:

Section 1. Revised Maximum Compensation. The total not-to-exceed compensation payable to Consultant for Services performed and expenses incurred under Section 4 of the Original Agreement was the sum of **\$35,815.00**. Section 4 of the Original Agreement is hereby amended to provide for an increase of **\$16,754.70 to \$52,569.70** in the total not-to-exceed compensation payable to Consultant during the Term, for additional services, such that the Consultant’s total compensation for Services rendered to the City under the Agreement and this Amendment No. 1 shall not exceed the aggregate sum of **\$52,569.70** without the prior authorization of the City.

Section 2. Revised Scope of Services. In addition to the professional services described in the Original Agreement and Consultant’s Proposal for Services dated June 11, 2018 Consultant shall provide the additional services described in **Exhibit A-1** attached hereto and incorporated herein by this reference.

Section 3. Fees. Fees for all services provided under the Agreement, as amended by this Amendment No. 1, shall be charged in accordance with the Original Agreement and the Amended Cost Estimate attached hereto as **Exhibit A-2** and incorporated herein by this reference

Section 4. Integration. This Amendment No. 1, the agreements specifically referred to herein, and all attachments hereto (if any) integrate all of the terms and conditions mentioned herein, and supersede all negotiations with respect to the subject matter hereof. This Amendment No. 1 amends, as set forth herein, the Original Agreement and, except as specifically amended

hereby, the Original Agreement shall remain in full force and effect. To the extent that there is any conflict or inconsistency between the terms and provisions of this Amendment No. 1 and the terms and provisions of the Original Agreement, the terms and provisions of this Amendment No. 1 shall control and govern the rights and obligations of the Parties.

Section 5. Binding Effect of Agreement. Each of the Parties to this Amendment No. 1 represents that the person signing this Amendment No. 1 on behalf of such Party is fully authorized to execute the Amendment No. 1 on behalf such Party and has the full legal authority to bind his or her respective Party to all of the terms, conditions and provisions of this Amendment No. 1 and that no other approvals or consents are necessary in connection therewith. All terms and conditions of this Amendment No. 1 shall be binding upon the Parties, their heirs, administrators, successors, representatives and/or assigns.

IN WITNESS HEREOF, the Parties enter into this Amendment No. 1 on the year and day first above written.

**J. B. ANDERSON LAND USE
PLANNING, a California corporation**

Date: _____, 2020

_____ by:

**CITY OF LOS BANOS, a California
municipal corporation**

Date: _____, 2020

_____ by: **Alex Terazzas, City Manager**

**ATTEST:
CITY CLERK**

Lucille L. Mallonee, City Clerk

APPROVED AS TO FORM:

**William A. Vaughn
City Attorney**

EXHIBIT A-1
AMENDED SCOPE OF WORK
APRIL 22, 2020

The Scope of Work presented below provides an updated Scope and corresponds with the proposed Cost Estimate, dated April 10, 2020. The amendments provided herein are noted in ~~strikethrough~~ language where tasks have completed or eliminated, and underlined text where tasks have been added to the Scope of Work. In addition, Exhibit A has been incorporated to reflect the amended Cost Estimate.

Based on a review of the proposed project, as well as discussions with City staff, J.B. Anderson Land Use Planning is recommending the preparation of an Initial Study/Mitigated Negative Declaration for the Project in accordance with Section 15063 and Article 6 of the CEQA Guidelines.

The Scope of Work presented below provides a summary of tasks necessary to prepare the proposed project's Initial Study and Mitigated Negative Declaration.

Task 1

~~PROJECT KICK-OFF MEETING, BACKGROUND RESEARCH, AND CALIFORNIA NATIVE AMERICAN TRIBE(S) PROJECT NOTIFICATION/CONSULTATION~~

~~JBA Staff shall coordinate with City of Los Banos to schedule and attend a Project Kick-Off Meeting. Said Meeting is suggested to occur on the Project site to allow for visual inspection and discussion of the various Project components.~~

Background Research:

~~Part of this task shall also include background information and research. Various documents, most notably the updated Area Plan, City's 2030 General Plan and EIR, the City's Subsequent EIR prepared for the Los Banos General Plan Land Resources Amendment, the proposed project's Geotechnical Engineering Report, and City Department Comments regarding the proposed project's land use application package shall be reviewed in preparation of the Project Description and CEQA analysis.~~

Tribal Notification:

~~In addition, in accordance with AB 52 and SB 18, JBA Staff shall coordinate with City staff to prepare a formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice of City of Los Banos projects. The formal notification shall include a description of the project, its location, the lead agency's contact information and a notification. JBA Staff shall work with City staff to determine the following:~~

- ~~• If AB 52 compliance is required; and,~~
- ~~• Tribal Consultation Notification required per SB 18.~~

JBA Staff shall prepare the Draft Tribal Notification Letter and submit to the City for review/comment. JBA Staff assumes City staff will be responsible for distributing the notification letters.

Deliverables: Meeting Minutes of the Project Kick-Off Meeting shall be provided via email. Electronic copy of the tribal notification letter.

Meetings: One (1) Project Kick-Off Meeting at Los Banos City Hall and a Project site visit.

Task 2

PROJECT DESCRIPTION

Upon completion of the Project's Kick-Off Meeting and Background Research, JBA Staff shall prepare the Project Description, which will be included as part of the Project's CEQA compliance documents. A Draft Project Description will be submitted to the City of Los Banos staff for review and comment. Upon review, any comments received by City staff will be incorporated, and the Project Description will be finalized.

Deliverables: An electronic copy of the Draft and Final Project Description provided via email.

Meetings: There are no meetings anticipated for this task. Phone and email communication may be required for this task.

Task 3 (Optional Task)

SJVPCD RULE 9510 – INDIRECT SOURCE REVIEW

Based on our understanding of the propose project, Rule 9510 (Indirect Source Review) is required as the proposed project exceeds 50 single family residential dwelling units. As an optional task, our Firm is prepared to process the Indirect Source Review applications with the San Joaquin Valley Air Pollution Control District. Below is a brief summary of the tasks involved with this process. For more information, refer to the following link: <http://www.valleyair.org/ISR/ISRHome.htm>

JBA Staff will prepare an SJVPCD Rule 9510 application pursuant to Air District Application requirements (<http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>).

JBA Staff will provide City staff and the applicant a list of information and/or documents needed to complete the ISR Application. This will include, but is not limited to, Vesting Tentative Map, Phasing Plan (if applicable), construction information including; Vehicle Information, Work Schedules, etc.

Once submitted, Air District Staff will review the application for completeness (10-day Review). During the completeness review period, JBA Staff will work with Air District Staff to ensure the Application materials are sufficient to deem the application complete. When the application is deemed complete, the Air District has thirty (30) days to complete the appropriate analysis for the application. Following the Air District analysis, Air District staff will provide JBA Staff with the mitigation fee for the project. JBA Staff will communicate the mitigation fee amount to City staff and the Applicant.

~~A fee deferral schedule can be prepared at the Applicant's request to defer the mitigation fee amount over a given amount of time.~~

~~Deliverables: Electronic copies of the completed ISR Application, any written communications with the SJVAPCD, and Air Impact Assessment.~~

~~Meetings: There are no meetings anticipated for this task. Phone and email communication will be required for this task.~~

Task 3

PROJECT MANAGEMENT AND ADDITIONAL TECHNICAL STUDY WORK

Since April 2019, JBA Staff have provided Project Management services including maintain project files, coordination with Application on VTTM and Area Plan, and review of Application submittals. In addition, based on Applicant driven changes to the Area Plan, JBA Staff shall revise the Project Description and coordinate with Sub-Consultants (KD Anderson and Bollard Acoustical) on revisions needed to the Project's Technical Studies based on the Applicant driven revisions to the Proposed Project.

Task 4

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

JBA Staff shall initiate and update the Project's Initial Study/Mitigated Negative Declaration. The proposed project's Initial Study shall be prepared in accordance with Section 15603 of the CEQA Guidelines.

The format of the Initial Study shall follow Appendix G of the CEQA Guidelines, unless otherwise directed based on discussions with the City of Los Banos.

The Initial Study shall consist of the following:

1. Background
2. Sources
3. Environmental Factors Potentially Affected
4. Determination
5. Summary of Mitigation Measures
6. Background and Introduction
7. Project Description
8. Environmental Evaluation
 - Aesthetics
 - Agricultural and Forestry Resources
 - Air Quality —~~Will include determinations made by the SJVAPCD as part of Rule 9510~~ compliance (Indirect Source Review).
 - Greenhouse Gas Emissions
 - Hazards and Hazardous Materials

- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise – Will include determinations made by Bollard Acoustical, Inc. through the preparation of the proposed project’s Noise Study.
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic – Will include determinations made by KD Anderson and Associates through preparation of the proposed project’s Traffic Study.
- Utilities and Service Systems
- Mandatory Findings of Significance

9. Appendices

As part of the preparation of the Admin. Draft Initial Study/Mitigated Negative Declaration, JBA Staff shall prepare the strategy for complying with General Plan EIR Mitigation Measure AG-1. This strategy shall be presented to City staff and the Applicant Team for review and comment. Part of this effort will include Building Permit research, phasing timelines, and an evaluation of vacant land set aside for residential development within the City limits. This effort will also require review by the City Attorney’s Office and it is likely revisions will be required to finalize the mitigation strategy for Mitigation Measure AG-1.

JBA Staff shall first prepare an Administrative Review Draft Initial Study/Mitigated Negative Declaration for review by the City of Los Banos. The City staff shall be provided up to three (3) hard copies and one (1) electronic copy for review and comment. Upon review and comment, JBA Staff shall incorporate comments from the City, and prepare the Public Review Draft Initial Study/Mitigated Negative Declaration (IS/MND).

Upon completion of the Public Review Draft IS/MND, JBA Staff also prepare the Project’s Notice of Completion and Notice of Intent. The Notice of Completion and Notice of Intent shall be prepared in accordance with Section 15072 of the CEQA Guidelines. Appendix C of the CEQA Guidelines shall be utilized for the Notice of Completion. JBA Staff shall utilize the Notice of Intent format typically used by the City of Los Banos.

It is anticipated that City of Los Banos staff will be responsible for distributing the Public Review Draft IS/MND as well as the Notice of Intent.

Deliverables: Three (3) Hard Copies and One (1) copy each of the Administrative Draft and Public Review Draft Initial Study/Mitigated Negative Declaration.

Meetings: There are no meetings anticipated for this task. However, Conference Calls may be warranted to conduct discussions on the Project’s IS/MND.

Task 5

PUBLIC REVIEW

Once the 30-day Public Review period has closed, JBA Staff shall collect and review comments received. For the purposes of this task, it is not anticipated that the Project's Mitigated Negative Declaration will be required to be re-circulated for public review based on the level and type of public comments received. However, based on the nature of the comments received, JBA Staff shall provide a recommendation to City of Los Banos staff as to how to proceed in accordance with the CEQA Guidelines, including any responses to comments that may be required. Said recommendation will be provided via email correspondence.

Deliverables: If necessary, Response to Comment Letters.

Meetings: There are no meetings anticipated for this task.

Task 6

MITIGATION MONITORING PROGRAM

JBA Staff shall prepare the Project's Mitigation Monitoring Program in accordance with Sections 15074(d) and 15097 of the CEQA Guidelines. A Draft Mitigation Monitoring Program shall be submitted to City staff for review and comment. Upon review, JBA Staff shall finalize the Project's Mitigation Monitoring Program and include it as part of the Project's Administrative Record.

Deliverables: Copies of the Project's Mitigation Monitoring Program.

Meetings: There are no meetings anticipated for this task.

Task 7

PUBLIC HEARINGS AND NOTICE OF DETERMINATION

JBA Staff shall coordinate with City staff to allow for approval of the Project's MND, and the preparation and filing of the Project's Notice of Determination. At the City's request, JBA Staff will attend the Planning Commission and City Council Public Hearings. This task shall also include preparation and filing of the Project's Notice of Determination in accordance with Section 15075 of the CEQA Guidelines.

The Project's NOD shall be filed with the State Office of Planning and Research and Merced County Clerk's Office and State Office of Planning and Research within five (5) days of certification of the Project's CEQA compliance document.

Deliverables: Copies of the Project's Notice of Determination.

Meetings: One (1) Public Hearing each at the Planning Commission and City Council.

ASSUMPTIONS

1. J.B Anderson Land Use Planning distributes Invoices on the 1st of each Month.
2. A ten (10) percent administrative charge is added to the administering the proposed project's Technical Studies (i.e. Traffic Study and Noise Study).
3. Based on discussions with City of Los Banos staff, as well as a review of Project related documents, it is anticipated that a Mitigated Negative Declaration is the proper level of CEQA review necessary for the Project. If at such time through the CEQA review process it is determined that an Environmental Impact Report (EIR) will be required, J.B. Anderson Land Use Planning shall provide the City a revised Scope of Work and Cost Estimate.
4. City staff shall notify JBA Staff once the Application has been deemed complete. We understand the application documents as currently submitted has been done so on an informal basis. City staff shall notify JBA Staff once a formal application is submitted and when the application is deemed complete.
5. It is assumed that City staff will be responsible for all public noticing, distribution, and preparation of Staff Reports for the Project.
- ~~6. For Task 3 (Optional Task) and the Rule 9510 Application, the City and/or the Applicant shall be responsible for providing the necessary application fees.~~
7. For Task 7 and the Notice of Determination, we assume City staff will be responsible for filing the Notice of Determination with the Merced County Clerk and providing the necessary filing fees, including the California Department Fish and Wildlife Filing Fee.

EXHIBIT A-2
AMENDED COST ESTIMATE

The following Cost Estimate has been provided based on our understanding of the tasks remaining for the Proposed Project.

Task 4: Initial Study/Mitigated Negative Declaration	\$13,771.70
Task 5: Public Review Period	\$1,644.00
Task 6: Mitigation Monitoring Program	\$430.00
Task 7: Public Hearings and Notice of Determination	\$908.00
Total Estimate:	\$16,754.70



City of
Los Banos
At the Crossroads of California

Agenda Staff Report

TO: Mayor & City Council Members
City Manager

FROM: Mason Hurley, Fire Chief/Building Official

DATE: May 6, 2020

SUBJECT: Budget Amendment – Building Dept. Services

TYPE OF REPORT: Consent Agenda

Recommendation:

Staff recommends that the City Council adopt a resolution to revise the budget for the 2019-2020 Fiscal Year as it pertains to changes in revenues and expenditures.

Background:

The City Council may amend the budget by resolution adjusting the overall appropriation levels in each fund at any time during the fiscal year if there are available funds and council is in agreement with the request to adjust the budget.

Discussion:

At the beginning of this current year, the Building Department estimated the Services to remain constant from the prior year. However, since mid-year the City continues to see a steady growth in permits issued and building activity resulting in increased revenues from permit fees, making it necessary to amend the 2019-2020 budget by increasing permit revenues in account 100-000-322-010 by \$300,000 and building plan check fees in account 100-000-341-035 by \$145,000 and encroachment fees in the amount 100-

000-341-035 by \$13,000. This increase in revenues also has a corresponding increase in expenditures in technical services in the Building Department as building permit activity is contracted out to CSG Consultants as a percentage of revenues collected. The technical services line item account 100-424-100-238 will need to be increased by \$292,000 to account for this rise in permit activity.

Fiscal Impact:

The budget amendment will increase revenues in account 100-000-322-010 by \$300,000, in account 100-000-341-035 by \$145,000 and in account 100-000-322-012 by \$13,000. It will also increase expenditures in account 100-424-100-238 by \$292,000.

Reviewed by:



Sonya Williams
Finance Director



Alex Terrazas
City Manager

Attachments:

Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF LOS BANOS AMENDING THE
FISCAL YEAR 2019-2020 BUDGET BY
INCREASING REVENUE AND EXPENDITURES
IN THE BUILDING DEPARTMENT BUDGET.**

WHEREAS, the City Council of the City of Los Banos has been presented a proposal to increase the appropriations in the Fiscal Year 2019-2020 Budget; and

WHEREAS, the City Council of the City of Los Banos may adjust the overall appropriation levels in each fund at any time during the Fiscal Year by action to amend the budget; and

WHEREAS, the proposed increase in revenues is \$300,000 for account 100-000-322-010, \$145,000 for account 100-000-341-035, \$13,000 for account 100-000-322-012; and

WHEREAS, the proposed increase in expenditures is \$292,000 for account 100-424-100-238; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Los Banos hereby approves an increase to the revenues and expenditures within the 2019-2020 Fiscal Year Budget to include an increase of \$300,000 in revenues for account 100-000-322-010, \$145,000 for account 100-000-341-035, \$13,000 for account 100-000-322-012 and an increase in expenditures of \$292,000 for account 100-424-100-238; and

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Los Banos held on the 6th day of May 2020, by Council Member _____ who moved its adoption, which motion was duly seconded by Council Member _____ and the Resolution adopted by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

Michael Villalta, Mayor

ATTEST:

Lucille L. Mallonee, City Clerk



City of
Los Banos
At the Crossroads of California

Agenda Staff Report

TO: Mayor & City Council Members

FROM: Mark Fachin, P.E., Public Works Director/City Engineer

DATE: May 6, 2020

TYPE OF REPORT: Consent Item

SUBJECT: Accepting Grant Deeds for Parcel Dedication along with a 5' Wall Easement Dedication and a Parcel Abandonment along with a 5' Wall Easement Abandonment in connection with Tract No. 2017-01 Villages VII, Phase 1 Unit 2.

Recommendation:

That the City Council of the City of Los Banos adopts the Resolution for a Parcel Dedication of approximately 362 square feet of land along with a 5' Wall Easement Dedication and a Parcel Abandonment of approximately 24 square feet along with a 5' Wall Easement Abandonment at the Southwest corner of Cardoza Road and Barley Lane. The land involved is more specifically, a portion of Assessor Parcel Numbers 430-160-001, 430-160-002 and 430-160-033. The resolution authorizes the City Manager to execute all required documents for these dedications and abandonments.

Background:

The Tentative Tract Map No. 2017-01 was approved by the City of Los Banos Community Development Department on March 8, 2017 by Resolution No. 2017-07. The Final Map was approved by the Los Banos City Council on May 28, 2019 by Resolution No. 6076. In March 2020, the Public Works staff was contacted by the developer, Anderson Homes, for the processing of lot line revisions to Lots 8 and 9 as shown on the recorded Tract Map.

Discussion:

During the construction of the subdivision improvements an utility vault was required to be relocated. Based on this utility vault relocation, the additional dedication and

abandonments are required in order for this improvement to be located in the public right of way.

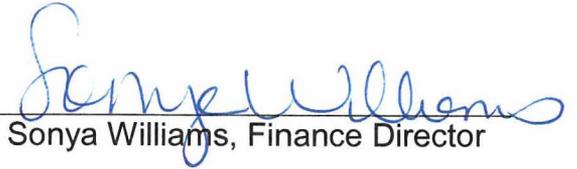
Fiscal Impact:

None.

Reviewed by:



Alex Terrazas, City Manager



Sonya Williams, Finance Director

Attachments:

Resolution

Grant Deed Transfer (Copy)

Legal Descriptions – Exhibits A

Location Maps – Exhibits B

Preliminary Change of Ownership Report

Transfer Tax Affidavit

Site Maps

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS BANOS ACCEPTING GRANT DEEDS FOR A PARCEL DEDICATION OF APPROXIMATELY 362 SQUARE FEET ALONG WITH A 5' WALL EASEMENT DEDICATION AND A PARCEL ABANDONMENT OF APPROXIMATELY 24 SQUARE FEET ALONG WITH A 5' WALL EASEMENT ABANDONMENT AT THE SOUTHWEST CORNER OF CARDOZA ROAD AND BARLEY LANE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE ASSOCIATED DOCUMENTS.

WHEREAS, Anderson Homes, Inc., a California Corporation, requests a Parcel Dedication of approximately 362 square feet along with 5' Wall Easement Dedication and a Parcel Abandonment of approximately 24 square feet along with a 5' Wall Easement Abandonment at the Southwest corner of Cardoza Road and Barley Lane in connection with Tract No. 2017-01 Villages VII, Phase 1 Unit 2 and as described in Exhibits A; and

WHEREAS, the construction of an utility box has required the said dedication and abandonments to be done; and

WHEREAS, abandonment of a restricted access plat along a portion of "Lot A" and a portion of 5' wide wall easement lying within Lot 9 as shown on Exhibit B; and

WHEREAS, the Public Works Director/City Engineer has approved the lot line revisions of two parcels and remainder "Lot A", more particularly described as portion Assessor Parcel Numbers 430-160-001, 430-160-002 and 430-160-033 and said revisions have been submitted to the City Council of the City of Los Banos for approval; and

WHEREAS, the City of Los Banos accepts Grant Deed dedication and abandonment for the transfer of a portion of two parcels and portion of "Lot A", more particularly described as Assessor Parcel Number 430-160-001, 430-160-002 and 430-160-033, by Anderson Homes, Inc, a California Corporation; and

WHEREAS, the Grant Deed dedication and abandonment, as presented, has been reviewed and examined by the City Council of the City of Los Banos; and

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Los Banos does hereby accept the Grant Deeds for a Parcel Dedication of approximately 362 square feet along with a 5' Wall Easement Dedication and a Parcel Abandonment of approximately 24 square feet and 5' Wall Easement Abandonment at the Southwest corner of Cardoza Road and Barley Lane and authorizing the City Manager to execute the associated documents.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Los Banos held on the ____ day of May, 2020, by Council Member _____ who moved its adoption, which motion was duly seconded by Council Member _____ and the Resolution adopted by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

Michael Villalta, Mayor

ATTEST:

Lucille L. Mallonee, City Clerk

March 26, 2020

EXHIBIT "A"

LEGAL DESCRIPTION
Parcel and 5' Wall Easement Dedication

Being a portion of Lot 8 and Lot 9 of Tract No. 2017-01, "The Villages VII-Phase 1, Unit 2" filed for record in Volume 81 of Official Plats, at Pages 13 through 16, Merced County Records, lying in the southeast quarter of Section 21, Township 10 South, Range 10 East, Mount Diablo Base and Meridian, City of Los Banos, County of Merced, State of California, and more particularly described as follows:

Beginning at the northeast corner of Lot A of said map; thence along the north line of said Lot 8, being a curve to the left, having a radius of 2135.00 feet, from which the radius point bears North 12°50'36" West, through a central angle of 00°41'22", an arc distance of 25.69 feet to the northwesterly end of the corner cut off of said Lot 8; thence along said corner cut off, South 59°21'11" East, 11.89 feet; thence leaving said corner cut off, South 76°01'29" West, 27.48 feet; thence South 75°39'01" West, 24.99 feet; thence North 16°02'03" West, 6.15 feet to the south line of said Lot A; thence along the south and east lines of said Lot A, North 77°30'18" East, 18.48 feet and North 12°50'36" West, 3.20 feet to the **Point of Beginning**.

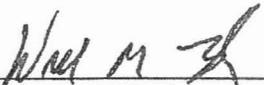
Containing 362 square feet, more or less.

Together with a 5 foot wide easement for wall maintenance purposes lying adjacent to and being west and south of the above described parcel.

A plat of the above described parcel and easement is attached hereto as **EXHIBIT "B"** and by this reference made a part hereof.

END DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyor's Act.



William M. Koch
Professional Land Surveyor
California No. 8092



3/26/20
Date

March 26, 2020

EXHIBIT "A"

LEGAL DESCRIPTION
Parcel and 5' Wall Easement Abandonment

Being a portion of Lot A of Tract No. 2017-01, "The Villages VII-Phase 1, Unit 2" filed for record in Volume 81 of Official Plats, at Pages 13 through 16, Merced County Records, lying in the southeast quarter of Section 21, Township 10 South, Range 10 East, Mount Diablo Base and Meridian, City of Los Banos, County of Merced, State of California, and more particularly described as follows:

Beginning at the northwest corner of said Lot A; thence along the north line of said Lot A, being a curve to the left, having a radius of 2135.00 feet, from which the radius point bears North 12°08'48" West, through a central angle of 00°11'46", an arc distance of 7.31 feet; thence leaving said north line, South 16°02'03" East, 3.17 feet to the south line of said Lot A; thence along the south and west lines of said Lot A, South 77°30'18" West, 7.52 feet and North 12°08'48" West, 3.20 feet to the **Point of Beginning**.

Containing 24 square feet, more or less.

Reserving therefrom, restricted access along the course designated as "South 16°02'03" East, 3.17 feet".

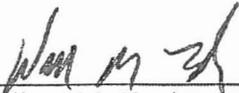
Together with that portion of the 5 foot wide wall easement lying within Lot 9 of said map described as follows:

Beginning at the point where the south line of said wall easement jogs further south, said point being South 32°53'12" West, 7.07 feet from the northwest corner of said Lot A; thence along a curve to the left, having a radius of 2140.00 feet, from which the radius point bears North 12°00'46" West, through a central angle of 00°12'16", an arc distance of 7.64 feet; thence non-tangent to said curve, South 16°02'03" East, 3.19 feet to the south line of said wall easement; thence along said south line, South 77°30'18" West, 7.85 feet and North 12°08'48" West, 3.24 feet to the **Point of Beginning**.

A plat of the above described parcel and easement is attached hereto as **EXHIBIT "B"** and by this reference made a part hereof.

END DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyor's Act.



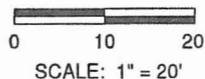
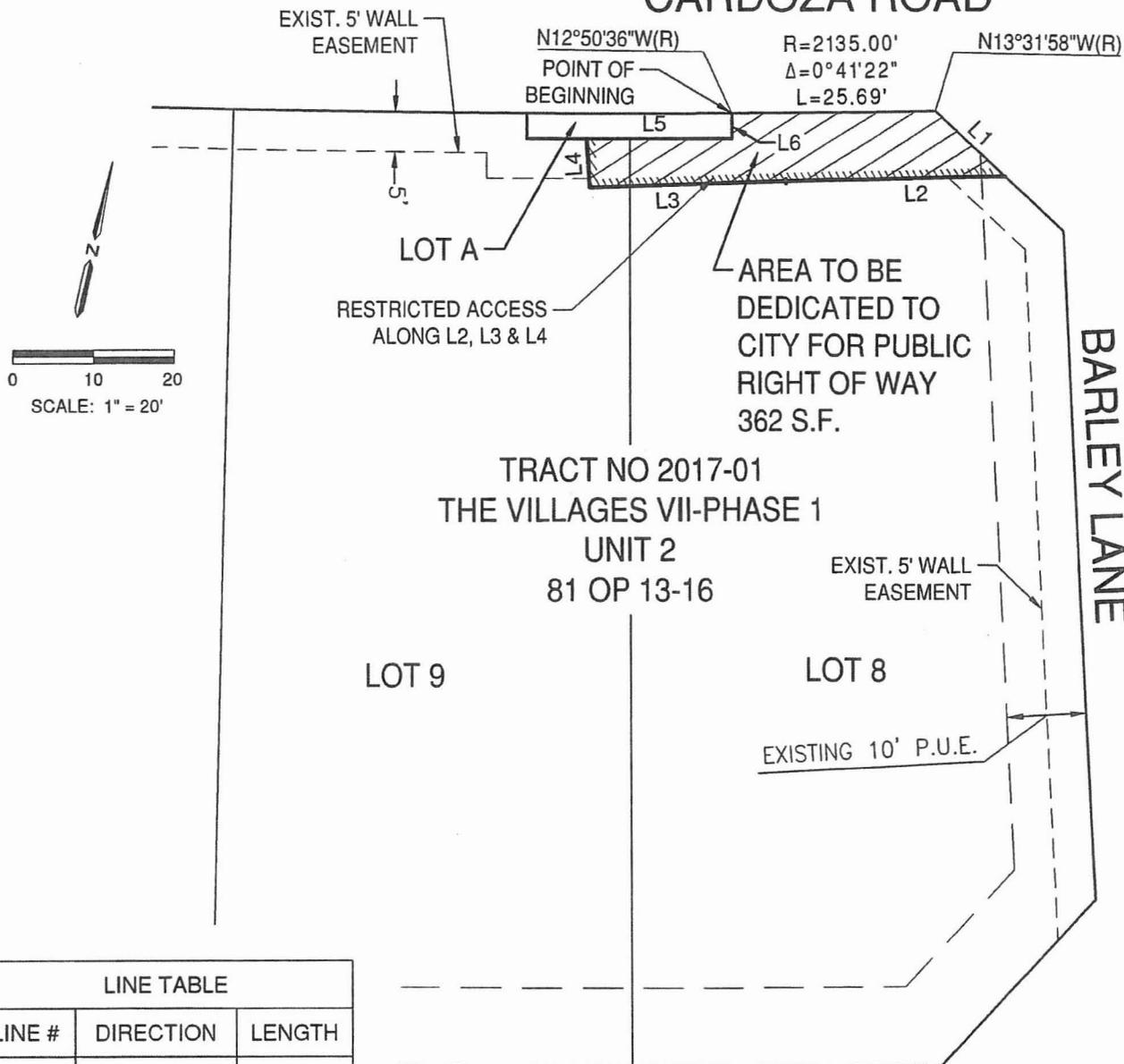
William M. Koch
Professional Land Surveyor
California No. 8092



3/26/20
Date

EXHIBIT "B"

CARDOZA ROAD



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S59°21'11"E	11.89'
L2	S76°01'29"W	27.48'
L3	S75°39'01"W	24.99'
L4	N16°02'03"W	6.15'
L5	N77°30'18"E	18.48'
L6	N12°50'36"W	3.20'



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1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

DESCRIPTION: DEDICATION AREA

SCALE:	NONE	DATE:	MARCH 11, 2020
JOB NO.:	31112		
FILE:	31112 EXH-DEDICATION.DWG		

1
of
2

EXHIBIT "B"

CARDOZA ROAD

R=2135.00'
 $\Delta=0^{\circ}41'22''$
 L=25.69'

EXIST. 5' WALL EASEMENT

LOT A

PORTION OF EXISTING 5' WALL EASEMENT TO BE ABANDONED

5' WALL EASEMENT NOW OFFERED FOR DEDICATION

TRACT NO 2017-01
 THE VILLAGES VII-PHASE 1
 UNIT 2
 81 OP 13-16

LOT 9

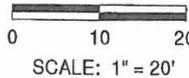
LOT 8

EXIST. 5' WALL EASEMENT

EXISTING 10' P.U.E.

BARLEY LANE

DOLOMITE DRIVE



SEE SHEET 1 FOR LINE TABLES



1165 Scenic Drive, Suite A
 Modesto, CA 95350
 odellengineering.com

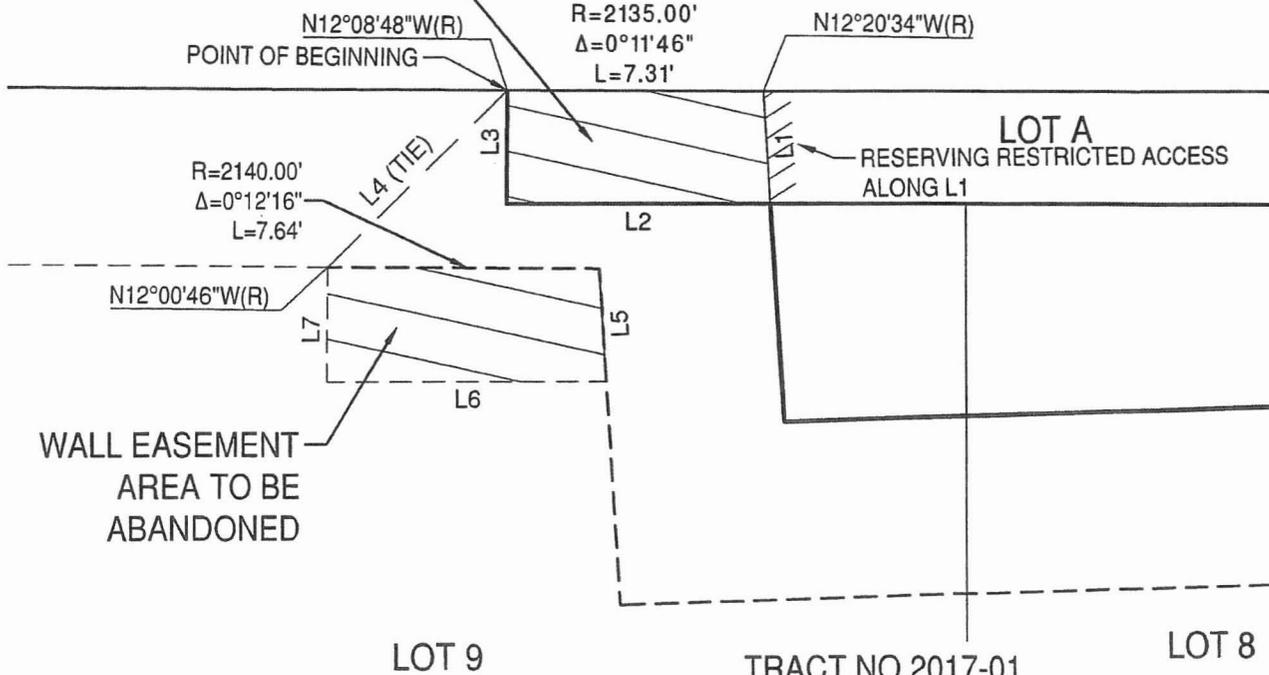
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JOB NO.:	31112		
FILE:	31112 EXH-DEDICATION.DWG		

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of
2

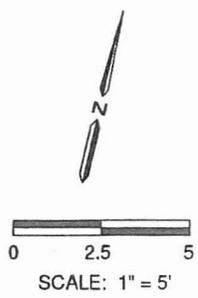
EXHIBIT "B"

CARDOZA ROAD

AREA WITHIN LOT A
TO BE ABANDONED
24 S.F.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S16°02'03"E	3.17'
L2	S77°30'18"W	7.52'
L3	N12°08'48"W	3.20'
L4	S32°53'12"W	7.07'
L5	S16°02'03"E	3.19'
L6	S77°30'18"W	7.85'
L7	N12°08'48"W	3.24'



TRACT NO 2017-01
THE VILLAGES VII-PHASE 1
UNIT 2
81 OP 13-16

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1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

DESCRIPTION: ABANDONMENT AREA			
SCALE:	AS SHOWN	DATE:	MARCH 11, 2020
JOB NO.:	31112		
FILE:	31112 EXH-ABANDONMENT.DWG		

1
of
1

RECORDING REQUESTED BY:

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**
City of Los Banos

Space Above This Line for Recorder's Use Only

A.P.N.: 430-160-033 430-160-002; 430-160-001

File No.: ()

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$-0-; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of **Los Banos**, and
- Exempt from transfer tax; Reason: **Exempt (R+T Code) Section 11922**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Anderson Homes, a California corporation

hereby GRANT(s) to **City of Los Banos**

the following described property in the City of **Los Banos**, County of **Merced**, State of **California**:

See Exhibit "A" Attached

Mail Tax Statements To: **SAME AS ABOVE**

Date: **04/21/2020**

A.P.N.: 430-160-033; 430-160-002; 430-160-001

File No.: ()

Dated: April 21, 2020

Anderson Homes, a California corporation

BY: Anderson
Authorized Signer

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

STATE OF California)SS
COUNTY OF San Benito)

On April 24, 2020, before me, Regina M. Waldron, Notary Public, personally appeared

James Anderson

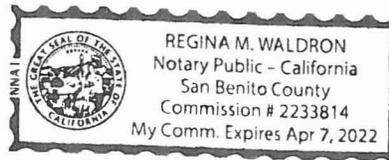
_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

This area for official notarial seal

Regina M. Waldron
Notary Signature



March 26, 2020

EXHIBIT "A"

LEGAL DESCRIPTION
Parcel and 5' Wall Easement Dedication

Being a portion of Lot 8 and Lot 9 of Tract No. 2017-01, "The Villages VII-Phase 1, Unit 2" filed for record in Volume 81 of Official Plats, at Pages 13 through 16, Merced County Records, lying in the southeast quarter of Section 21, Township 10 South, Range 10 East, Mount Diablo Base and Meridian, City of Los Banos, County of Merced, State of California, and more particularly described as follows:

Beginning at the northeast corner of Lot A of said map; thence along the north line of said Lot 8, being a curve to the left, having a radius of 2135.00 feet, from which the radius point bears North $12^{\circ}50'36''$ West, through a central angle of $00^{\circ}41'22''$, an arc distance of 25.69 feet to the northwesterly end of the corner cut off of said Lot 8; thence along said corner cut off, South $59^{\circ}21'11''$ East, 11.89 feet; thence leaving said corner cut off, South $76^{\circ}01'29''$ West, 27.48 feet; thence South $75^{\circ}39'01''$ West, 24.99 feet; thence North $16^{\circ}02'03''$ West, 6.15 feet to the south line of said Lot A; thence along the south and east lines of said Lot A, North $77^{\circ}30'18''$ East, 18.48 feet and North $12^{\circ}50'36''$ West, 3.20 feet to the **Point of Beginning**.

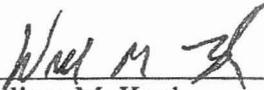
Containing 362 square feet, more or less.

Together with a 5 foot wide easement for wall maintenance purposes lying adjacent to and being west and south of the above described parcel.

A plat of the above described parcel and easement is attached hereto as **EXHIBIT "B"** and by this reference made a part hereof.

END DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyor's Act.



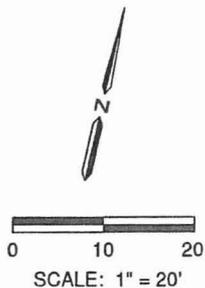
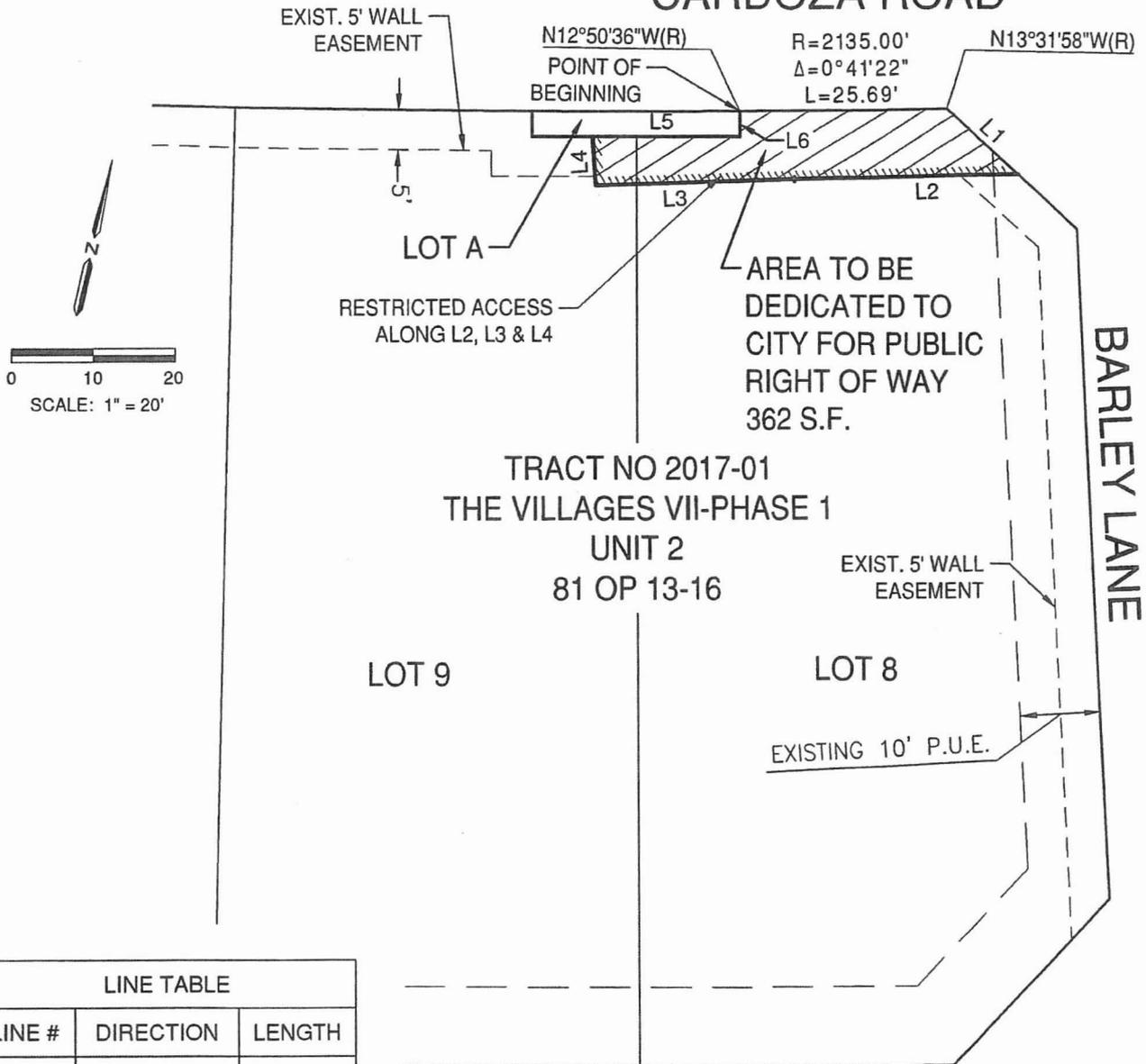
William M. Koch
Professional Land Surveyor
California No. 8092



3/26/20
Date

EXHIBIT "B"

CARDOZA ROAD



TRACT NO 2017-01
 THE VILLAGES VII-PHASE 1
 UNIT 2
 81 OP 13-16

BARLEY LANE

DOLOMITE DRIVE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S59°21'11"E	11.89'
L2	S76°01'29"W	27.48'
L3	S75°39'01"W	24.99'
L4	N16°02'03"W	6.15'
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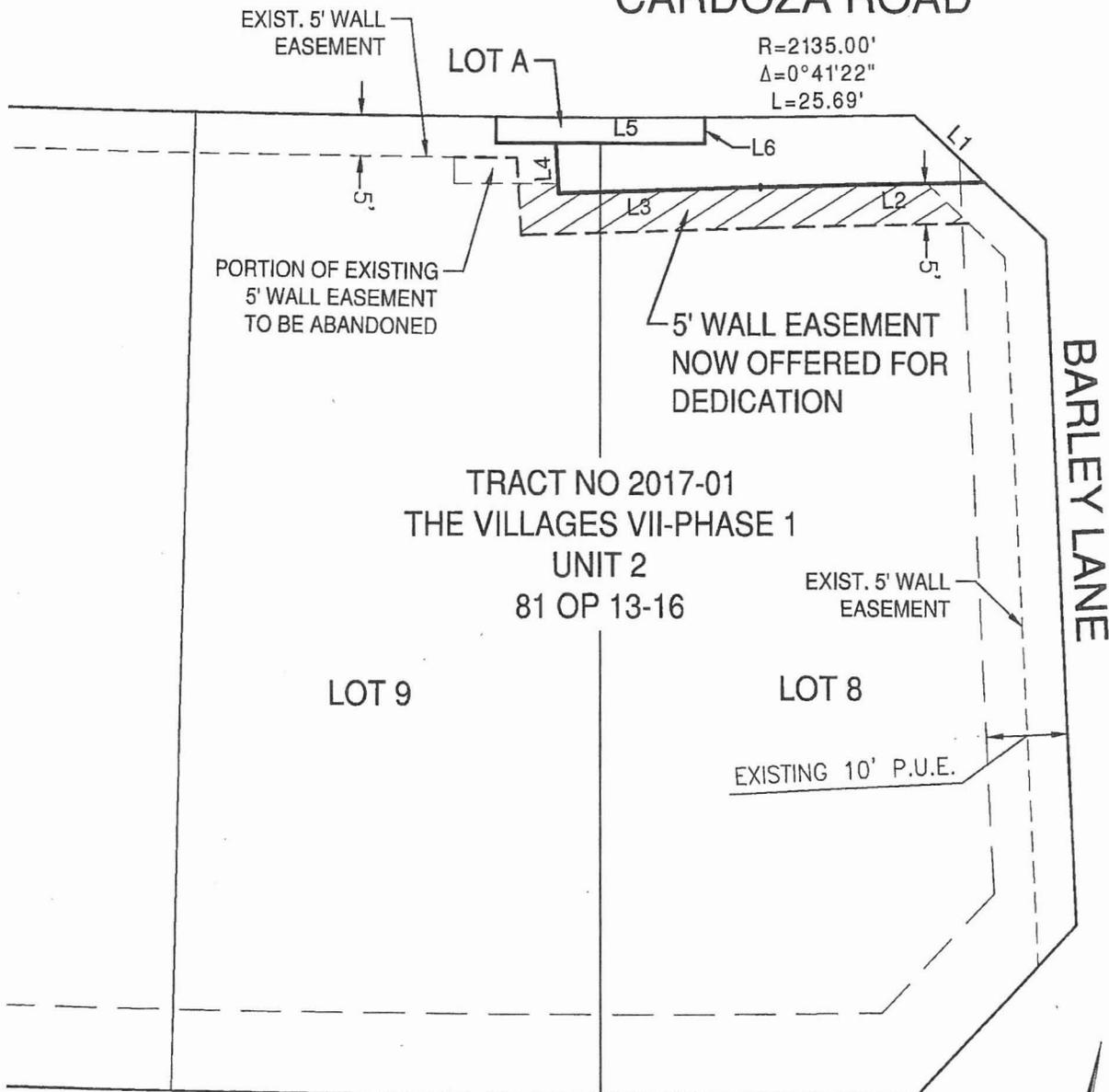
DESCRIPTION: DEDICATION AREA			
SCALE:	NONE	DATE:	MARCH 11, 2020
JOB NO.:	31112		
FILE:	31112 EXH-DEDICATION.DWG		

1 of 2

EXHIBIT "B"

CARDOZA ROAD

R=2135.00'
 $\Delta=0^{\circ}41'22''$
 L=25.69'



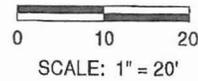
TRACT NO 2017-01
 THE VILLAGES VII-PHASE 1
 UNIT 2
 81 OP 13-16

LOT 9

LOT 8

BARLEY LANE

DOLOMITE DRIVE



SEE SHEET 1 FOR LINE TABLES

H:\31112 - Village VII Phase 1\Survey\MapDwg\31112 EXH-Dedication.dwg bkoch 09:57:11 03/11/2020



1165 Scenic Drive, Suite A
 Modesto, CA 95350
 odellengineering.com

DESCRIPTION: WALL EASEMENT DEDICATION			
SCALE:	AS SHOWN	DATE:	MARCH 11, 2020
JOB NO.:	31112		
FILE:	31112 EXH-DEDICATION.DWG		

2
 of
 2

**IMPORTANT INFORMATION ABOUT THE COMPLETION OF THIS FORM
PENALTIES ASSESSED BY THE TAX COLLECTOR FOR NON-COMPLETION HAVE
INCREASED**

CA Senate Bill 507 signed into Law and effective in 2012 amends Sections of the Revenue and Taxation Code relating to taxation, increasing the penalties imposed for failure to file a change of ownership report.

Because of the potential for significantly higher penalties, it is very important that you:

- 1) Complete the Preliminary Change of Ownership Report ("PCOR") with all information;
- 2) Ensure that the mailing address for the grantee is complete and accurate to ensure that the Assessor can contact you with any inquiries.

The Title Company/Escrow Officer cannot help you complete this document because of liability reasons.

If you are unable to complete the PCOR or it is rejected for filing, the County will charge an additional \$20 fee and the Assessor will mail notification to you requesting completion of the PCOR. **If you don't complete and return the PCOR at that time, a penalty can be assessed and added to your tax bill.**

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.

ASSESSOR'S OFFICE
BARBARA J. LEVEY - ASSESSOR
 2222 M STREET MERCED, CA 95340
 Phone: (209) 385-7631 Fax: (209) 725-3956
 WWW.CO.MERCED.CA.US

NAME AND MAILING ADDRESS
 (Make necessary corrections to the printed name and mailing address)

CITY OF LOS BANOS
 520 J STREET
 LOS BANOS, CA 93635

ASSESSOR'S PARCEL NUMBER
 430-160-033 and 430-160-002
 SELLER/TRANSFEROR
 ANDERSON HOMES, A CALIFORNIA CORPORATION
 BUYER'S DAYTIME TELEPHONE NUMBER
 (209) 827-7056
 BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY
 A portion of parcels 430-160-033; 430-160-002; 430-160-001

YES NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO	DAY	YEAR

YES NO Are you a disabled veteran or a unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)

CITY OF LOS BANOS

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

520 J STREET

CITY

LOS BANOS

STATE

CA

ZIP CODE

93635

PART 1. TRANSFER INFORMATION Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
- B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
- *C. This is a transfer: between parent(s) and child(ren) from grandparent(s) to grandchild(ren).
- *D. This transfer is the result of a cotenant's death. Date of death _____
- *E. This transaction is to replace a principal residence owned by a person 55 years of age or older. Within the same county? YES NO
- *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? YES NO
- G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage). If YES, please explain: _____
- H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain: _____
- J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- K. This is a transfer of property:
 - 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of the transferor, and/or the transferor's spouse registered domestic partner.
 - 2. to/from an irrevocable trust for the benefit of the creator/grantor/trustor and/or grantor's/trustor's spouse grantor's/trustor's registered domestic partner.
- L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- *O. This transfer is to the first purchaser of a new building containing an active solar energy system.
- P. Other. This transfer is to Correct Lot Lines- Parcel and Wall Easement Dedication

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

A. Date of transfer, if other than recording date: _____

B. Type of transfer:

- Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition (Form BOE-100-B)
- Contract of sale. Date of contract: _____ Inheritance. Date of death: _____
- Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
- Original term in years (including written options): _____ Remaining term in years (including written options): _____
- Other. Please explain: Grant deed from Anderson Homes, A California Corporation to the City of Los Banos

C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

A. Total purchase price

\$ 0.00

B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____

C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____

- FHA (___Discount Points) Cal-Vet VA (___Discount Points) Fixed rate Variable rate
- Bank/Savings & Loan/Credit Union Loan carried by seller
- Balloon payment \$ _____ Due date: _____

D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____

- Fixed rate Variable rate Bank/Savings & Loan/Credit Union Loan carried by seller
- Balloon payment \$ _____ Due date: _____

E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding balance \$ _____

F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____

G. The property was purchased: Through real estate broker. Broker name: _____ Phone number: (____) _____

- Direct from seller From a family member-Relationship _____
- Other. Please explain: _____

H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

A. Type of property transferred

- Single-family residence Co-op/Own-your-own Manufactured home
- Multiple-family residence. Number of units: _____ Condominium Unimproved lot
- Other. Description: (i.e., timber, mineral, water rights, etc.) Timeshare Commercial/Industrial

B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.

If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____

C. YES NO A manufactured home is included in the purchase price.

If YES, enter the value attributed to the manufactured home: \$ _____

YES NO The manufactured home is subject to local property tax. If NO, enter decal number: _____

D. YES NO The property produces rental or other income.

If YES, the income is from: Lease/rent Contract Mineral rights Other: _____

E. The condition of the property at the time of sale was: Good Average Fair Poor

Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER ▶	DATE	TELEPHONE (209) 827-700
NAME OF BUYER/TRANSFeree/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) Alejandro Cruz Terrazas	TITLE City Manager	EMAIL ADDRESS alex.terrazas@losbanos.org

The Assessor's office may contact you for additional information regarding this transaction.

ADDITIONAL INFORMATION

Please answer all questions in each section, and sign and complete the certification before filing. This form may be used in all 58 California counties. If a document evidencing a change in ownership is presented to the Recorder for recordation without the concurrent filing of a *Preliminary Change of Ownership Report*, the Recorder may charge an additional recording fee of twenty dollars (\$20).

NOTICE: The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the County Assessor. Supplemental assessments are not paid by the title or escrow company at close of escrow, and are not included in lender impound accounts. **You may be responsible for the current or upcoming property taxes even if you do not receive the tax bill.**

NAME AND MAILING ADDRESS OF BUYER: Please make necessary corrections to the printed name and mailing address. Enter Assessor's Parcel Number, name of seller, buyer's daytime telephone number, buyer's email address, and street address or physical location of the real property.

NOTE: Your telephone number and/or email address is very important. **If there is a question or a problem, the Assessor needs to be able to contact you.**

MAIL PROPERTY TAX INFORMATION TO: Enter the name, address, city, state, and zip code where property tax information should be mailed. This must be a valid mailing address.

PRINCIPAL RESIDENCE: To help you determine your principal residence, consider (1) where you are registered to vote, (2) the home address on your automobile registration, and (3) where you normally return after work. If after considering these criteria you are still uncertain, choose the place at which you have spent the major portion of your time this year. Check YES if the property is intended as your principal residence, and indicate the date of occupancy or intended occupancy.

DISABLED VETERAN: If you checked YES, you may qualify for a property tax exemption. **A claim form must be filed and all requirements met in order to obtain the exemption. Please contact the Assessor for a claim form.**

PART 1: TRANSFER INFORMATION

If you check YES to any of these statements, the Assessor may ask for supporting documentation.

C,D,E, F: If you checked YES to any of these statements, you may qualify for a property tax reassessment exclusion, which may allow you to maintain your property's previous tax base. **A claim form must be filed and all requirements met in order to obtain any of these exclusions.** Contact the Assessor for claim forms. **NOTE:** If you give someone money or property during your life, you may be subject to federal gift tax. You make a gift if you give property (including money), the use of property, or the right to receive income from property without expecting to receive something of at least equal value in return. The transferor (donor) may be required to file Form 709, Federal Gift Tax Return, with the Internal Revenue Service if they make gifts in excess of the annual exclusion amount.

G: Check YES if the reason for recording is to correct a name already on title [e.g., Mary Jones, who acquired title as Mary J. Smith, is granting to Mary Jones]. This is not for use when a name is being removed from title.

H: Check YES if the change involves a lender, who holds title for security purposes on a loan, and who has no other beneficial interest in the property.

"Beneficial interest" is the right to enjoy all the benefits of property ownership. Those benefits include the right to use, sell, mortgage, or lease the property to another. A beneficial interest can be held by the beneficiary of a trust, while legal control of the trust is held by the trustee.

I: A **"cosigner"** is a third party to a mortgage/loan who provides a guarantee that a loan will be repaid. The cosigner signs an agreement with the lender stating that if the borrower fails to repay the loan, the cosigner will assume legal liability for it.

M: This is primarily for use when the transfer is into, out of, or between legal entities such as partnerships, corporations, or limited liability companies. Check YES only if the interest held in each and every parcel being transferred remains exactly the same.

N: Check YES only if property is subject to subsidized low-income housing requirements with governmentally imposed restrictions; property may qualify for a restricted valuation method (i.e., may result in lower taxes).

O: If you checked YES, you may qualify for a new construction property tax exclusion. **A claim form must be filed and all requirements met in order to obtain the exclusion. Contact the Assessor for a claim form.**

PART 2: OTHER TRANSFER INFORMATION

A: The date of recording is rebuttably presumed to be the date of transfer. If you believe the date of transfer was a different date (e.g., the transfer was by an unrecorded contract, or a lease identifies a specific start date), put the date you believe is the correct transfer date. If it is not the date of recording, the Assessor may ask you for supporting documentation.

B: Check the box that corresponds to the type of transfer. If OTHER is checked, please provide a detailed description. Attach a separate sheet if necessary.

C: If this transfer was the result of an inheritance following the death of the property owner, please complete a Change in Ownership Statement, Death of Real Property Owner, form BOE-502-D, if not already filed with the Assessor's office.

PART 3: PURCHASE PRICE AND TERMS OF SALE

It is important to complete this section completely and accurately. The reported purchase price and terms of sale are important factors in determining the assessed value of the property, which is used to calculate your property tax bill. Your failure to provide any required or requested information may result in an inaccurate assessment of the property and in an overpayment or underpayment of taxes.

A. Enter the total purchase price, not including closing costs or mortgage insurance.

"Mortgage insurance" is insurance protecting a lender against loss from a mortgagor's default, issued by the FHA or a private mortgage insurer.

B. Enter the amount of the down payment, whether paid in cash or by an exchange. If through an exchange, exclude the closing costs.

"Closing costs" are fees and expenses, over and above the price of the property, incurred by the buyer and/or seller, which include title searches, lawyer's fees, survey charges, and document recording fees.

C. Enter the amount of the First Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.

A **"balloon payment"** is the final installment of a loan to be paid in an amount that is disproportionately larger than the regular installment.

D. Enter the amount of the Second Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.

E. If there was an assumption of an improvement bond or other public financing with a remaining balance, enter the outstanding balance, and mark the applicable box.

An **"improvement bond or other public financing"** is a lien against real property due to property-specific improvement financing, such as green or solar construction financing, assessment district bonds, Mello-Roos (a form of financing that can be used by cities, counties and special districts to finance major improvements and services within the particular district) or general improvement bonds, etc. Amounts for repayment of contractual assessments are included with the annual property tax bill.

F. Enter the amount of any real estate commission fees paid by the buyer which are not included in the purchase price.

G. If the property was purchased through a real estate broker, check that box and enter the broker's name and phone number. If the property was purchased directly from the seller (who is not a family member of one of the parties purchasing the property), check the "Direct from seller" box. If the property was purchased directly from a member of your family, or a family member of one of the parties who is purchasing the property, check the "From a family member" box and indicate the relationship of the family member (e.g., father, aunt, cousin, etc.). If the property was purchased by some other means (e.g., over the Internet, at auction, etc.), check the "OTHER" box and provide a detailed description (attach a separate sheet if necessary).

H. Describe any special terms (e.g., seller retains an unrecorded life estate in a portion of the property, etc.), seller concessions (e.g., seller agrees to replace roof, seller agrees to certain interior finish work, etc.), broker/agent fees waived (e.g., fees waived by the broker/agent for either the buyer or seller), financing, buyer paid commissions, and any other information that will assist the Assessor in determining the value of the property.

PART 4: PROPERTY INFORMATION

A. Indicate the property type or property right transferred. Property rights may include water, timber, mineral rights, etc.

B. Check YES if personal, business property or incentives are included in the purchase price in Part 3. Examples of personal or business property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships (golf, health, etc.), ski lift tickets, homeowners' dues, etc. Attach a list of items and their purchase price allocation. An adjustment will not be made if a detailed list is not provided.

C. Check YES if a manufactured home or homes are included in the purchase price. Indicate the purchase price directly attributable to each of the manufactured homes. If the manufactured home is registered through the Department of Motor Vehicles in lieu of being subject to property taxes, check NO and enter the decal number.

D. Check YES if the property was purchased or acquired with the intent to rent or lease it out to generate income, and indicate the source of that anticipated income. Check NO if the property will not generate income, or was purchased with the intent of being owner-occupied.

E. Provide your opinion of the condition of the property at the time of purchase. If the property is in "fair" or "poor" condition, include a brief description of repair needed.



BARBARA J. LEVEY
 COUNTY OF MERCED
 ASSESSOR-CLERK-RECORDER
 DOCUMENTARY TRANSFER TAX AFFIDAVIT

RECORDER
 2222 "M" Street
 Merced, CA 95340
 (209) 385-7627
 (209) 385-7626 Fax
 www.co.merced.ca.us

WARNING

ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR UNDER SECTION 5.20 OF ORDINANCE 1929 OF THE COUNTY OF MERCED AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

ASSESSOR'S PARCEL NO. 430-160-033; 002; 001 I declare that the documentary transfer tax for

Property Address: _____ this transaction is: \$ 0.00.

If this transaction is exempt from Documentary Transfer Tax, the reason must be identified below.
I CLAIM THAT THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX BECAUSE: (The Sections listed below are taken from the Revenue and Taxation Code). Please check one or explain in "Other".

1. ___ Section 11911 The consideration or value of the property, exclusive of any liens and encumbrances is \$100.00 or less and there is no additional consideration received by the grantor.
2. ___ Section 11921 The conveyance was given to secure a debt, provided the proportional ownership will revert back to the original holding within one month of recording
3. X Section 11922 The conveyance is to a governmental entity or political subdivision.
4. ___ Section 11923 Conveyance under bankruptcy Federal Case No. _____
5. ___ Section 11924 Transfer by order of the Securities and Exchange Commission Case No. _____
6. ___ Section 11925 The transfer is between individuals and a legal entity or partnership, or between legal entities and does not change the proportional interests held.

IS THIS A TRANSFER BETWEEN LEGAL ENTITIES? Yes NO

IF YES, TRANSFERS INVOLVING LEGAL ENTITIES MUST PROVIDE, DOCUMENTATION AT THE TIME OF RECORDING. SOME EXAMPLES ARE LISTED BELOW.

Entity ownership documentation is required if you are a:

- Corporation** –A copy of the Articles of Incorporation amendments and any other documents showing the shares issued and share ownership; or
- LLC**-A copy of the Operating Agreement, amendments, and any other documentation showing the partners and ownership/percentage; or
- Partnership**- A copy of the Partnership Agreement, Amendments and any other documents showing the partners and ownership percentage.

7. ___ Section 11926 The conveyance is to a grantee who is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
8. ___ Section 11927 The conveyance relates to a dissolution of marriage or legal separation.
(A spouse must sign a written recital in order to claim this exemption. This form may be used for that purpose.)
9. ___ Section 11930 The conveyance is an *inter vivos* gift* or a transfer by death.
- *Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Additionally, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.**
10. ___ The easement is **not** perpetual, permanent, or for life.
11. ___ The document is a lease for a term of **less** than (35) years (including written options.)
12. ___ Other (Include explanation and legal authority) _____

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 28th day of April, 2020 at Los Banos, CA

 Signature of Affiant/ Authorized Representative

Mark Fachin, Public Works Director/City Engineer

 Printed Name of Affiant/ Authorized Representative

City of Los Banos

 Name of Firm (if applicable)

411 Madison Ave, Los Banos, CA 93635

 Address of Affiant (including City, State, and Zip Code)

(209) 827-7056

 Telephone Number of Affiant (including area code)

This form is subject to the California Public Records Act (Government Code 6250 et. seq.)

RECORDING REQUESTED BY:

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**

Anderson Homes
P. O. Box 1237
Lodi, CA 95241

Space Above This Line for Recorder's Use Only

A.P.N.: 430-160-0 430-160-002; 430-160-001

File No.: ()

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$-0-; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

-] computed on the consideration or full value of property conveyed, OR
-] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
-] unincorporated area;] City of **Los Banos**, and
-] Exempt from transfer tax; Reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
City of Los Banos

hereby GRANT(s) to **Anderson Homes, a California corporation**

the following described property in the City of **Los Banos**, County of **Merced**, State of **California**:

See Exhibit "A" Attached

Mail Tax Statements To: **SAME AS ABOVE**

Date: **04/21/2020**

A.P.N.: 430-160-003; 430-160-002; 430-160-001

File No.: ()

Dated: April 21, 2020

City of Los Banos

BY: _____
Authorized Signer

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

STATE OF _____)SS
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

This area for official notarial seal

Notary Signature

March 26, 2020

EXHIBIT "A"

LEGAL DESCRIPTION
Parcel and 5' Wall Easement Abandonment

Being a portion of Lot A of Tract No. 2017-01, "The Villages VII-Phase 1, Unit 2" filed for record in Volume 81 of Official Plats, at Pages 13 through 16, Merced County Records, lying in the southeast quarter of Section 21, Township 10 South, Range 10 East, Mount Diablo Base and Meridian, City of Los Banos, County of Merced, State of California, and more particularly described as follows:

Beginning at the northwest corner of said Lot A; thence along the north line of said Lot A, being a curve to the left, having a radius of 2135.00 feet, from which the radius point bears North 12°08'48" West, through a central angle of 00°11'46", an arc distance of 7.31 feet; thence leaving said north line, South 16°02'03" East, 3.17 feet to the south line of said Lot A; thence along the south and west lines of said Lot A, South 77°30'18" West, 7.52 feet and North 12°08'48" West, 3.20 feet to the **Point of Beginning**.

Containing 24 square feet, more or less.

Reserving therefrom, restricted access along the course designated as "South 16°02'03" East, 3.17 feet".

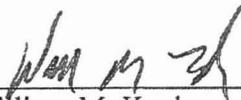
Together with that portion of the 5 foot wide wall easement lying within Lot 9 of said map described as follows:

Beginning at the point where the south line of said wall easement jogs further south, said point being South 32°53'12" West, 7.07 feet from the northwest corner of said Lot A; thence along a curve to the left, having a radius of 2140.00 feet, from which the radius point bears North 12°00'46" West, through a central angle of 00°12'16", an arc distance of 7.64 feet; thence non-tangent to said curve, South 16°02'03" East, 3.19 feet to the south line of said wall easement; thence along said south line, South 77°30'18" West, 7.85 feet and North 12°08'48" West, 3.24 feet to the **Point of Beginning**.

A plat of the above described parcel and easement is attached hereto as **EXHIBIT "B"** and by this reference made a part hereof.

END DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyor's Act.



William M. Koch
Professional Land Surveyor
California No. 8092

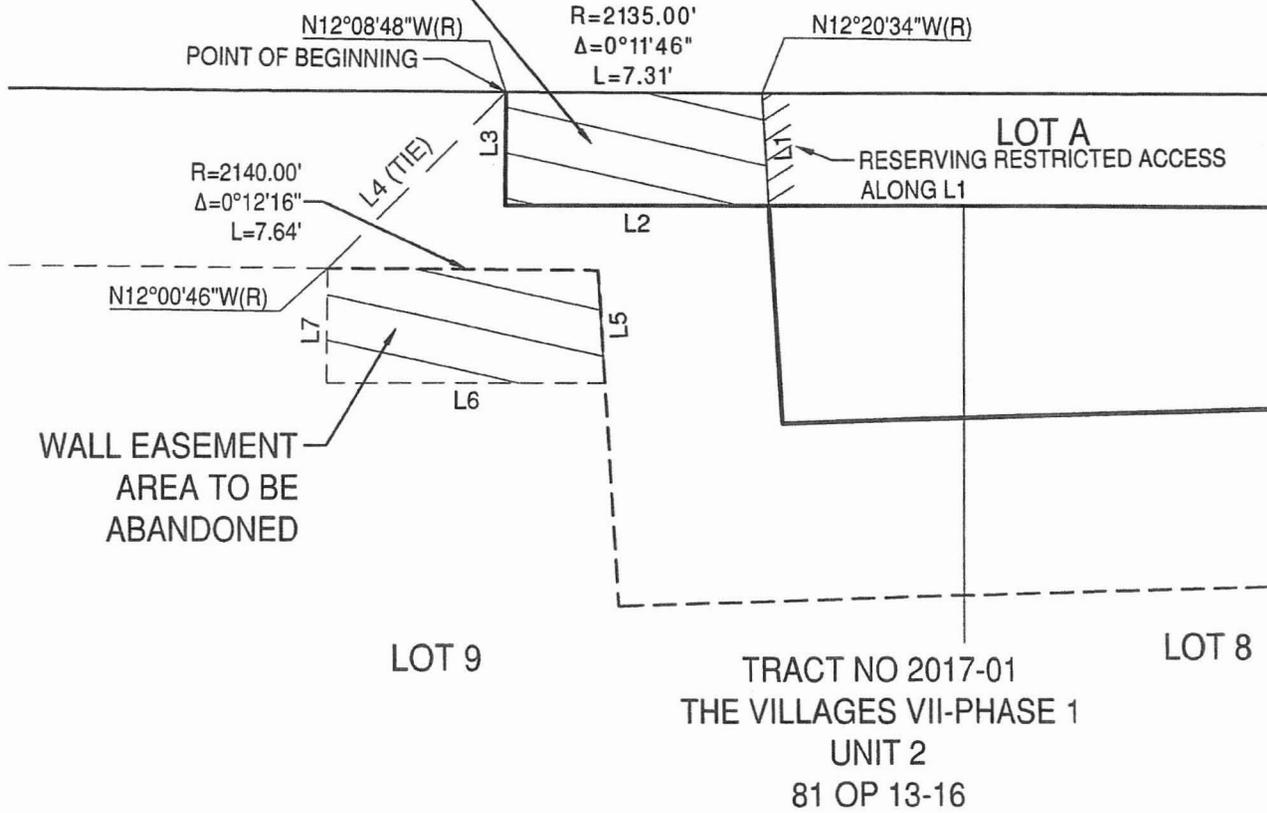


3/26/20
Date

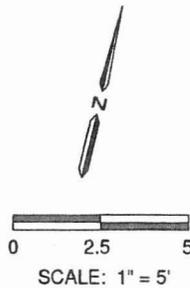
EXHIBIT "B"

CARDOZA ROAD

AREA WITHIN LOT A
TO BE ABANDONED
24 S.F.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S16°02'03"E	3.17'
L2	S77°30'18"W	7.52'
L3	N12°08'48"W	3.20'
L4	S32°53'12"W	7.07'
L5	S16°02'03"E	3.19'
L6	S77°30'18"W	7.85'
L7	N12°08'48"W	3.24'



H:\31112 - Village VII Phase 1\Survey\MapDwg\31112 EXH-Abandonment.dwg bkoch 10:49:11 03/11/2020



1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

DESCRIPTION: ABANDONMENT AREA			
SCALE:	AS SHOWN	DATE:	MARCH 11, 2020
JOB NO.:	31112		
FILE:	31112 EXH-ABANDONMENT.DWG		

1
of
1

**IMPORTANT INFORMATION ABOUT THE COMPLETION OF THIS FORM
PENALTIES ASSESSED BY THE TAX COLLECTOR FOR NON-COMPLETION HAVE
INCREASED**

CA Senate Bill 507 signed into Law and effective in 2012 amends Sections of the Revenue and Taxation Code relating to taxation, increasing the penalties imposed for failure to file a change of ownership report.

Because of the potential for significantly higher penalties, it is very important that you:

- 1) Complete the Preliminary Change of Ownership Report ("PCOR") with all information;
- 2) Ensure that the mailing address for the grantee is complete and accurate to ensure that the Assessor can contact you with any inquiries.

The Title Company/Escrow Officer cannot help you complete this document because of liability reasons.

If you are unable to complete the PCOR or it is rejected for filing, the County will charge an additional \$20 fee and the Assessor will mail notification to you requesting completion of the PCOR. **If you don't complete and return the PCOR at that time, a penalty can be assessed and added to your tax bill.**

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be **filed with each conveyance in the County Recorder's office for the county where the property is located.**

ASSESSOR'S PARCEL NUMBER

430-160-033; 002; 001

SELLER/TRANSFEROR

BUYER/TRANSFeree

BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

Village 1 Unit 2, Los Banos, CA 93635

YES NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO	DAY	YEAR

YES NO Are you a disabled veteran or a unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

CITY

STATE

ZIP CODE

PART 1. TRANSFER INFORMATION

Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

- YES NO
- A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*).
 - B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
 - C. This is a transfer: between parent(s) and child(ren) from grandparent(s) and grandchild(ren).
 - D. This transfer is the result of a cotenant's death. Date of death _____
 - E. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county? YES NO
 - F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? YES NO
 - G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*). If YES, please explain: _____
 - H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
 - I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner*). If YES, please explain: _____
 - J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
 - K. This is a transfer of property:
 - 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of the transferor, and/or the transferor's spouse registered domestic partner.
 - 2. to/from an irrevocable trust for the benefit of the creator/grantor/trustor and/or grantor's/trustor's spouse grantor's/trustor's registered domestic partner.
 - L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
 - M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
 - N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions.
 - O. This transfer is to the first purchaser of a new building containing an active solar energy system.
 - P. Other. This transfer is to Correct Lot Lines

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
 Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition (Form BOE-100-B)
 Contract of sale. Date of contract: _____ Inheritance. Date of death: _____
 Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
 Original term in years (including written options): _____ Remaining term in years (including written options): _____
 Other. Please explain: _____
- C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase price \$ _____
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
 FHA (___Discount Points) Cal-Vet VA (___Discount Points) Fixed rate Variable rate
 Bank/Savings & Loan/Credit Union Loan carried by seller
 Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
 Fixed rate Variable rate Bank/Savings & Loan/Credit Union Loan carried by seller
 Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____
- G. The property was purchased: Through real estate broker. Broker name: _____ Phone number: () _____
 Direct from seller From a family member-Relationship _____
 Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

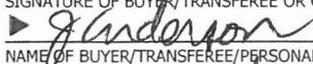
PART 4: PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred
 Single-family residence Co-op/Own-your-own Manufactured home
 Multiple-family residence. Number of units: _____ Condominium Unimproved lot
 Other. Description: (i.e., timber, mineral, water rights, etc.) Timeshare Commercial/Industrial
- B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
 If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. YES NO A manufactured home is included in the purchase price.
 If YES, enter the value attributed to the manufactured home: \$ _____
 YES NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. YES NO The property produces rental or other income.
 If YES, the income is from: Lease/rent Contract Mineral rights Other: _____
- E. The condition of the property at the time of sale was: Good Average Fair Poor
 Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/ TRANSFEREE OR CORPORATE OFFICER 	DATE 4-24-2020	TELEPHONE 809 367 7600
NAME OF BUYER/ TRANSFEREE/ PERSONAL REPRESENTATIVE/ CORPORATE OFFICER (PLEASE PRINT) James Anderson	TITLE Vice President	E-MAIL ADDRESS janderson@anderson-homes.com

The Assessor's office may contact you for additional information regarding this transaction.

com

ADDITIONAL INFORMATION

Please answer all questions in each section, and sign and complete the certification before filing. This form may be used in all 58 California counties. If a document evidencing a change in ownership is presented to the Recorder for recordation without the concurrent filing of a *Preliminary Change of Ownership Report*, the Recorder may charge an additional recording fee of twenty dollars (\$20).

NOTICE: The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the County Assessor. Supplemental assessments are not paid by the title or escrow company at close of escrow, and are not included in lender impound accounts. **You may be responsible for the current or upcoming property taxes even if you do not receive the tax bill.**

NAME AND MAILING ADDRESS OF BUYER: Please make necessary corrections to the printed name and mailing address. Enter Assessor's Parcel Number, name of seller, buyer's daytime telephone number, buyer's email address, and street address or physical location of the real property.

NOTE: Your telephone number and/or email address is very important. **If there is a question or a problem, the Assessor needs to be able to contact you.**

MAIL PROPERTY TAX INFORMATION TO: Enter the name, address, city, state, and zip code where property tax information should be mailed. This must be a valid mailing address.

PRINCIPAL RESIDENCE: To help you determine your principal residence, consider (1) where you are registered to vote, (2) the home address on your automobile registration, and (3) where you normally return after work. If after considering these criteria you are still uncertain, choose the place at which you have spent the major portion of your time this year. Check YES if the property is intended as your principal residence, and indicate the date of occupancy or intended occupancy.

DISABLED VETERAN: If you checked YES, you may qualify for a property tax exemption. **A claim form must be filed and all requirements met in order to obtain the exemption. Please contact the Assessor for a claim form.**

PART 1: TRANSFER INFORMATION

If you check YES to any of these statements, the Assessor may ask for supporting documentation.

C,D,E, F: If you checked YES to any of these statements, you may qualify for a property tax reassessment exclusion, which may allow you to maintain your property's previous tax base. **A claim form must be filed and all requirements met in order to obtain any of these exclusions.** Contact the Assessor for claim forms. **NOTE:** If you give someone money or property during your life, you may be subject to federal gift tax. You make a gift if you give property (including money), the use of property, or the right to receive income from property without expecting to receive something of at least equal value in return. The transferor (donor) may be required to file Form 709, Federal Gift Tax Return, with the Internal Revenue Service if they make gifts in excess of the annual exclusion amount.

G: Check YES if the reason for recording is to correct a name already on title [e.g., Mary Jones, who acquired title as Mary J. Smith, is granting to Mary Jones]. This is not for use when a name is being removed from title.

H: Check YES if the change involves a lender, who holds title for security purposes on a loan, and who has no other beneficial interest in the property.

"Beneficial interest" is the right to enjoy all the benefits of property ownership. Those benefits include the right to use, sell, mortgage, or lease the property to another. A beneficial interest can be held by the beneficiary of a trust, while legal control of the trust is held by the trustee.

I: A **"cosigner"** is a third party to a mortgage/loan who provides a guarantee that a loan will be repaid. The cosigner signs an agreement with the lender stating that if the borrower fails to repay the loan, the cosigner will assume legal liability for it.

M: This is primarily for use when the transfer is into, out of, or between legal entities such as partnerships, corporations, or limited liability companies. Check YES only if the interest held in each and every parcel being transferred remains exactly the same.

N: Check YES only if property is subject to subsidized low-income housing requirements with governmentally imposed restrictions; property may qualify for a restricted valuation method (i.e., may result in lower taxes).

O: If you checked YES, you may qualify for a new construction property tax exclusion. **A claim form must be filed and all requirements met in order to obtain the exclusion. Contact the Assessor for a claim form.**

PART 2: OTHER TRANSFER INFORMATION

A: The date of recording is rebuttably presumed to be the date of transfer. If you believe the date of transfer was a different date (e.g., the transfer was by an unrecorded contract, or a lease identifies a specific start date), put the date you believe is the correct transfer date. If it is not the date of recording, the Assessor may ask you for supporting documentation.

B: Check the box that corresponds to the type of transfer. If OTHER is checked, please provide a detailed description. Attach a separate sheet if necessary.

C: If this transfer was the result of an inheritance following the death of the property owner, please complete a Change in Ownership Statement, Death of Real Property Owner, form BOE-502-D, if not already filed with the Assessor's office.

PART 3: PURCHASE PRICE AND TERMS OF SALE

It is important to complete this section completely and accurately. The reported purchase price and terms of sale are important factors in determining the assessed value of the property, which is used to calculate your property tax bill. Your failure to provide any required or requested information may result in an inaccurate assessment of the property and in an overpayment or underpayment of taxes.

A. Enter the total purchase price, not including closing costs or mortgage insurance.

"Mortgage insurance" is insurance protecting a lender against loss from a mortgagor's default, issued by the FHA or a private mortgage insurer.

B. Enter the amount of the down payment, whether paid in cash or by an exchange. If through an exchange, exclude the closing costs.

"Closing costs" are fees and expenses, over and above the price of the property, incurred by the buyer and/or seller, which include title searches, lawyer's fees, survey charges, and document recording fees.

C. Enter the amount of the First Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.

A **"balloon payment"** is the final installment of a loan to be paid in an amount that is disproportionately larger than the regular installment.

D. Enter the amount of the Second Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.

E. If there was an assumption of an improvement bond or other public financing with a remaining balance, enter the outstanding balance, and mark the applicable box.

An **"improvement bond or other public financing"** is a lien against real property due to property-specific improvement financing, such as green or solar construction financing, assessment district bonds, Mello-Roos (a form of financing that can be used by cities, counties and special districts to finance major improvements and services within the particular district) or general improvement bonds, etc. Amounts for repayment of contractual assessments are included with the annual property tax bill.

F. Enter the amount of any real estate commission fees paid by the buyer which are not included in the purchase price.

G. If the property was purchased through a real estate broker, check that box and enter the broker's name and phone number. If the property was purchased directly from the seller (who is not a family member of one of the parties purchasing the property), check the "Direct from seller" box. If the property was purchased directly from a member of your family, or a family member of one of the parties who is purchasing the property, check the "From a family member" box and indicate the relationship of the family member (e.g., father, aunt, cousin, etc.). If the property was purchased by some other means (e.g., over the Internet, at auction, etc.), check the "OTHER" box and provide a detailed description (attach a separate sheet if necessary).

H. Describe any special terms (e.g., seller retains an unrecorded life estate in a portion of the property, etc.), seller concessions (e.g., seller agrees to replace roof, seller agrees to certain interior finish work, etc.), broker/agent fees waived (e.g., fees waived by the broker/agent for either the buyer or seller), financing, buyer paid commissions, and any other information that will assist the Assessor in determining the value of the property.

PART 4: PROPERTY INFORMATION

A. Indicate the property type or property right transferred. Property rights may include water, timber, mineral rights, etc.

B. Check YES if personal, business property or incentives are included in the purchase price in Part 3. Examples of personal or business property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships (golf, health, etc.), ski lift tickets, homeowners' dues, etc. Attach a list of items and their purchase price allocation. An adjustment will not be made if a detailed list is not provided.

C. Check YES if a manufactured home or homes are included in the purchase price. Indicate the purchase price directly attributable to each of the manufactured homes. If the manufactured home is registered through the Department of Motor Vehicles in lieu of being subject to property taxes, check NO and enter the decal number.

D. Check YES if the property was purchased or acquired with the intent to rent or lease it out to generate income, and indicate the source of that anticipated income. Check NO if the property will not generate income, or was purchased with the intent of being owner-occupied.

E. Provide your opinion of the condition of the property at the time of purchase. If the property is in "fair" or "poor" condition, include a brief description of repair needed.



BARBARA J. LEVEY
 COUNTY OF MERCED
 ASSESSOR-CLERK-RECORDER
 DOCUMENTARY TRANSFER TAX AFFIDAVIT

RECORDER
 2222 "M" Street
 Merced, CA 95340
 (209) 385-7627
 (209) 385-7626 Fax
 www.co.merced.ca.us

WARNING

ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR UNDER SECTION 5.20 OF ORDINANCE 1929 OF THE COUNTY OF MERCED AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

ASSESSOR'S PARCEL NO. 430-160-033; 002; 001 I declare that the documentary transfer tax for this

Property Address: Village 1 Unit 2, Los Banos, CA 93635 transaction is: \$ _____.

If this transaction is exempt from Documentary Transfer Tax, the reason must be identified below. I CLAIM THAT THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX BECAUSE: (The Sections listed below are taken from the Revenue and Taxation Code). Please check one or explain in "Other".

1. _____ Section 11911 The consideration or value of the property, exclusive of any liens and encumbrances is \$100.00 or less and there is no additional consideration received by the grantor.
2. _____ Section 11921 The conveyance was given to secure a debt, provided the proportional ownership will revert back to the original holding within one month of recording
3. _____ Section 11922 The conveyance is to a governmental entity or political subdivision.
4. _____ Section 11923 Conveyance under bankruptcy Federal Case No. _____
5. _____ Section 11924 Transfer by order of the Securities and Exchange Commission Case No. _____
6. _____ Section 11925 The transfer is between individuals and a legal entity or partnership, or between legal entities and does not change the proportional interests held.

IS THIS A TRANSFER BETWEEN LEGAL ENTITIES? Yes No

IF YES, TRANSFERS INVOLVING LEGAL ENTITIES MUST PROVIDE, DOCUMENTATION AT THE TIME OF RECORDING. SOME EXAMPLES ARE LISTED BELOW.

Entity ownership documentation is required if you are a:

-  **Corporation** - A copy of the Articles of Incorporation amendments and any other documents showing the shares issued and share ownership; or
-  **LLC** - A copy of the Operating Agreement, amendments, and any other documentation showing the partners and ownership/percentage; or
-  **Partnership** - A copy of the Partnership Agreement, Amendments and any other documents showing the partners and ownership percentage.

- 7. _____ Section 11926 The conveyance is to a grantee who is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
- 8. _____ Section 11927 The conveyance relates to a dissolution of marriage or legal separation.
(A spouse must sign a written recital in order to claim this exemption. This form may be used for that purpose.)
- 9. _____ Section 11930 The conveyance is an *inter vivos* gift* or a transfer by death.

***Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Additionally, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.**

- 10. _____ The easement is **not** perpetual, permanent, or for life.
- 11. _____ The document is a lease for a term of **less** than (35) years (including written options.)
- 12. _____ Other (Include explanation and legal authority) _____

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 24 day of April, 2020 at Hollister, California
City, State

J. Anderson
 Signature of Affiant/ Authorized Representative

James Anderson
 Printed Name of Affiant/ Authorized Representative

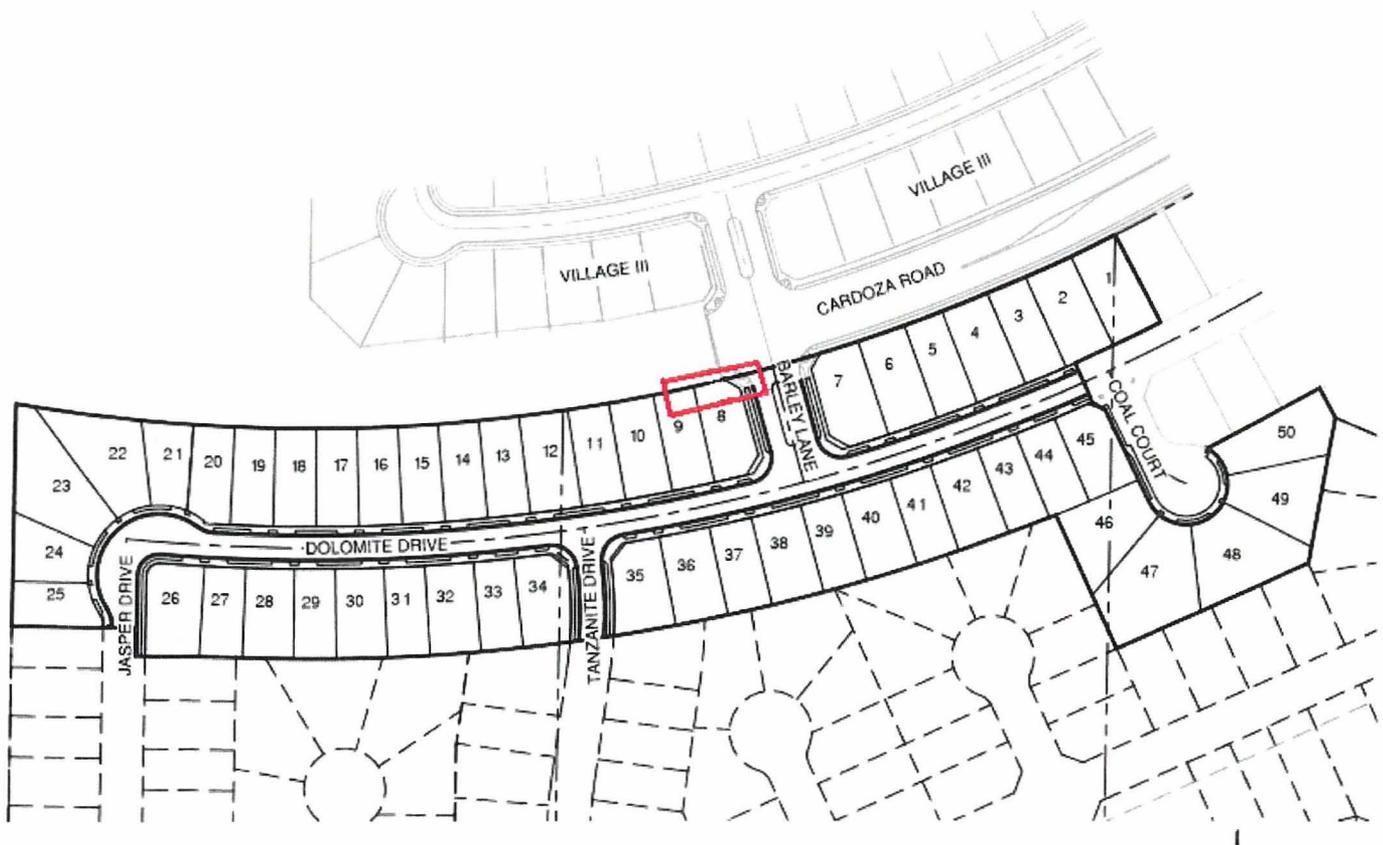
Anderson James
 Name of Firm (if applicable)

PO Box 1237 Lodi CA 95241
 Address of Affiant (including City, State, and Zip Code)

209-367-7600
 Telephone Number of Affiant (including area code)

This form is subject to the California Public Records Act (Government Code 6250 et. seq.)

TRACT NO. 2017-01
STONECREEK AT LOS BANOS
THE VILLAGES VII DOVE HOLLOW
IMPROVEMENT PLANS
PHASE 1



NOTES

1. THIS SUBDIVISION CONTAINS A TOTAL OF 6.519 ACRES, MORE OR LESS.
2. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY GRID DISTANCES SHOWN BY 1.0000016 TO GET GROUND DISTANCES.
3. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
4. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
5. ALL FOUND MONUMENTS ARE ACCEPTED UNLESS OTHERWISE NOTED.

REFERENCED RECORD DOCUMENTS

MERCED COUNTY RECORDS

- (R-1) VOLUME 76 OF OFFICIAL PLATS, PAGES 22-30 M.C.R. (PHASE 1B)
- (R-2) VOLUME 108 OF PARCEL MAPS, PAGES 4-5, M.C.R.
- (R-3) VOLUME 28 OF SURVEYS, PAGES 9-12, M.C.R.
- (R-4) VOLUME 80 OF OFFICIAL PLATS, PAGES 36-40, M.C.R. (PHASE 1, UNIT 1)
- (R-5) VOLUME 99 OF PARCEL MAPS, PAGES 11-12, M.C.R.
- (R-6) VOLUME 29 OF PARCEL MAPS, PAGE 20, M.C.R.
- (R-7) VOLUME 79 OF PARCEL MAPS, PAGES 16-25, M.C.R.
- (R-8) DOCUMENT NUMBER 2007-055587, M.C.R.

LEGEND

- RESOLVED BOUNDARY LINE
- CENTERLINE
- RESTRICTED ACCESS
- EASEMENT LINE

BASIS OF BEARINGS

N89°54'39"E BEING THE BEARING OF THE LINE BETWEEN MERCED COUNTY GPS PT. 1023 AND MERCED COUNTY GPS PT. 1024 (R-3). BEARINGS AND DISTANCES ARE BASED UPON CALIFORNIA COORDINATE SYSTEM ZONE III NAD 83. TO GET GROUND DISTANCES MULTIPLY GRID DISTANCES SHOWN BY 1.0000016.

ABBREVIATIONS

- FD FOUND
- IP IRON PIPE-DIAMETER NOTED
- (M) MEASURED DISTANCE
- (B-M) BOUNDARY TO MONUMENT
- (M-M) MONUMENT TO MONUMENT
- OP OFFICIAL PLATS
- PM PARCEL MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- M.C.R. MERCED COUNTY RECORDS
- (R-#) REFERENCED RECORD DOCUMENT
- (R) RADIAL BEARING
- SFN SEARCHED, FOUND NOTHING
- S.F. SQUARE FEET
- W.C. WITNESS CORNER
- W.E. 5 FOOT WIDE WALL EASEMENT (DEDICATED BY THIS MAP)

EXHIBIT OF
STONECREEK AT LOS BANOS
THE VILLAGES VII-PHASE 1, UNIT 2
AFTER ADJUSTMENTS TO
LOT 8, LOT 9 AND LOT A

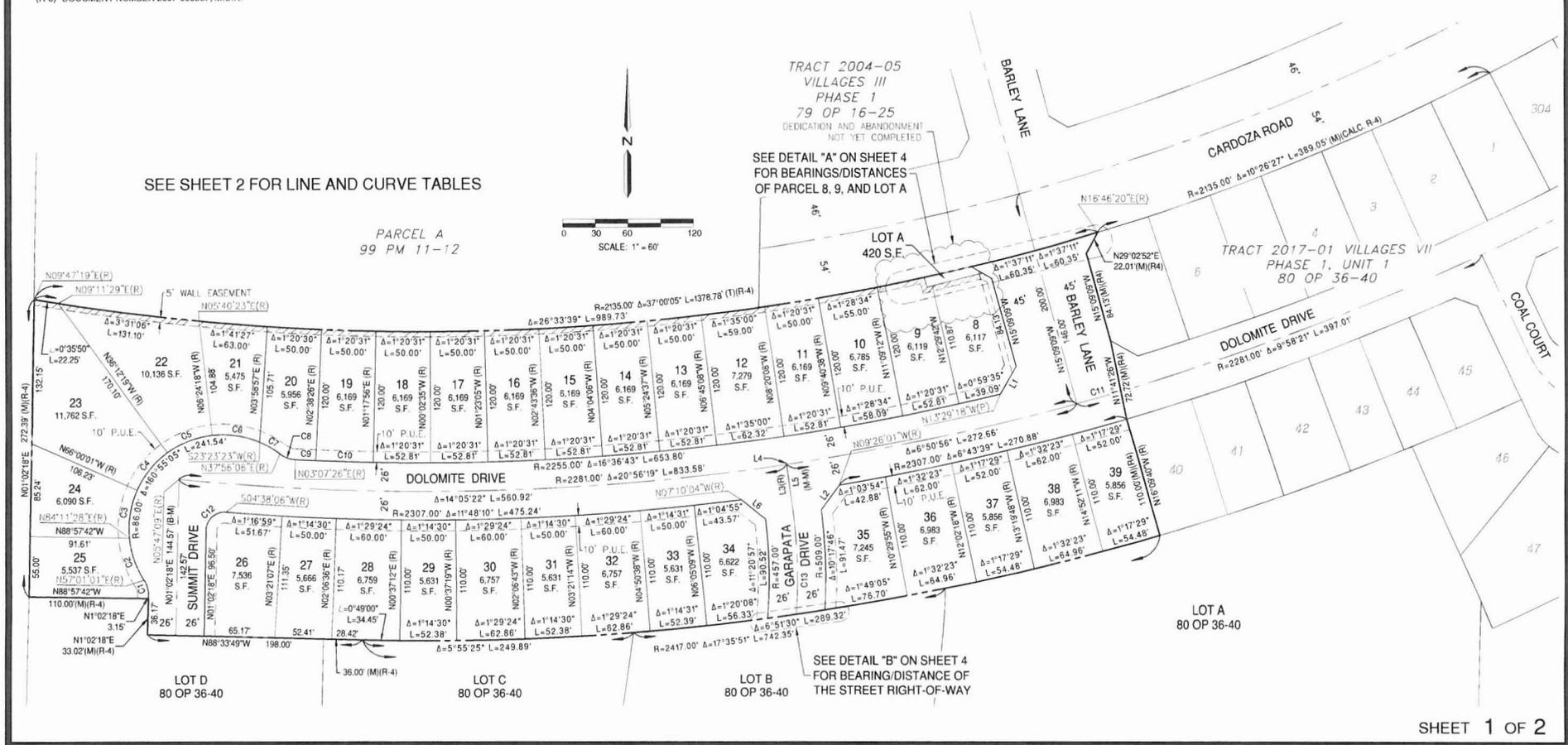
APRIL 2020



1165 Scenic Drive, Suite A

Modesto, CA 95350

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City of
Los Banos

At the Crossroads of California

Agenda Staff Report

TO: Mayor & City Council Members
FROM: Alex Terrazas, City Manager *AT*
DATE: May 6, 2020
REPORT TYPE: Agenda Item
SUBJECT: COVID-19 Update

There will be an update by City Staff regarding COVID-19. Sutter Health Memorial Hospital Los Banos Administrator/Chief Medical Executive Phillip Yu, M.D. will also provide a presentation regarding COVID-19.

This is an informational item only, no action to be taken.



City of Los Banos

At the Crossroads of California

Agenda Staff Report

TO: Mayor & City Council Members
FROM: Sonya Williams, Finance Director
DATE: May 6, 2020
REPORT TYPE: Agenda Item
SUBJECT: Short Term Financial Strategies

There will be a presentation by Finance Staff regarding a brief overview of the financial uncertainties surrounding COVID-19 including short-term financial strategies to consider.

Additionally, Community Economic Development Staff will briefly discuss a four-point economic recovery plan created by Chabin Concepts with the assistance of Staff.

This is an informational item only, no action to be taken.