

**CITY OF SELMA**  
**WORKSHOP/PRE-COUNCIL MEETING**  
**May 4, 2015**

The Workshop/ pre-Council meeting of the Selma City Council was called to order at 4:30 p.m. in the Council Chambers. Council members answering roll call were: Derr, Montijo, Rodriguez, Mayor Pro Tem Avalos and Mayor Robertson.

Also present were City Manager Grey, City Attorney Costanzo, Fire Chief Kain, and interested citizens.

The agenda for this meeting was duly posted in a location visible at all times by the general public seventy-two hours prior to this meeting.

**ECONOMIC DEVELOPMENT PRESENTATION:** City Manager Grey introduced representatives from PG&E and CALED who together had partnered to conduct a Leadership Roundtable entitled "Growing Selma's Economy." Mr. Joshua Townsend PG&E representative provided a PowerPoint presentation on the programs and services that PG&E has made available. Ms. Gurbax Sahota, CALED President provided a PowerPoint presentation on various state and regional economic development trends. After much discussion, Mayor Robertson thanked all in attendance for the informative roundtable presentations.

**EXECUTIVE SESSION:** At 5:21 p.m., Mayor Robertson recessed the meeting into Executive Session to discuss the following: Public Employment Pursuant to Government Code Section 54957(b)(1)&(4) for consideration of appointment of Independent Contractor to Perform Employee Function (Grant Writing); and Conference with Real Property Negotiator City Manager Ken Grey Pursuant to Government Code Section 54956.8 for the Real Property (proposed alley at 2604 Dockery) under negotiations is the desire to purchase at prearranged price.

The meeting reconvened at 5:53 p.m., with City Attorney Costanzo reporting that Council unanimously approved an agreement with Gene Nelson, Dwight Nelson and Ronald Nelson to acquire an alleyway for \$41,000 to be paid with development impact fees if at all and if those fees are not received within ten years it becomes a donation. The City Council also unanimously approved an acceptance of a proposal from Townsend Public Affairs to prepare a grant application for a one-time fee of \$12,500.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 5:54 p.m.

Respectfully submitted,

Reyna Rivera  
City Clerk

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Scott Robertson  
Mayor of the City of Selma

**CITY OF SELMA  
REGULAR COUNCIL MEETING  
May 4, 2015**

The regular meeting of the Selma City Council was called to order at 6:04 p.m. in the Council Chambers. Council members answering roll call were: Derr, Montijo, Rodriguez, Mayor Pro Tem Avalos, and Mayor Robertson.

Also present were City Manager Grey, City Attorney Costanzo, Community Services Director Kirchner, Financial Consultant Yribarren, Fire Chief Kain, Police Chief Garner, and interested citizens.

The agenda for this meeting was duly posted in a location visible at all times by the general public seventy-two hours prior to this meeting.

**INVOCATION:** Pastor Franco Atkinson, First Southern Baptist Church led the Invocation.

**GOLDEN LIVING CENTER PRESENTATION TO NICK MEDINA SENIOR**

**CENTER:** Representatives from Fowler Golden Living Center stepped forward and presented Council with a grant for the Nick Medina Senior Center for their microphone system. Council thanked them for their check of \$1,000.

**SELMA FIRE DEPARTMENT FISE PROGRAM PRESENTATION:** Fire Chief Kain stepped forward and introduced Firefighter Reeser to update Council on the recognition that has been received for the Firefighters in Safety Education Program (FISE). Ms. Michelle Zaragoza, Alisa Ann Ruch Burn Foundation Regional Manager, stepped forward and presented a PowerPoint presentation regarding the FISE Program. Ms. Zaragoza thanked Council for supporting the Fire Department, and congratulated them on the recognition that the Selma Fire Department FISE Program had received.

**FIREWORKS STAND LOTTERY DRAWING:** City Clerk Rivera explained that one organization did not reapply as of the deadline, and that three organizations had submitted interest cards and had been placed into the drawing: First Southern Baptist Church, New Hope Family Church, and First Friendship Baptist Church. Of the three groups submitting interest cards, Fire Chief Kain pulled the New Hope Family Church.

**RECOGNITION OF SELMA HIGH SCHOOL BASKETBALL TEAM:** Council member Avalos presented certificates of recognition to the Selma High School Varsity Basketball Team.

**FRESNO COUNTY DEPARTMENT OF PUBLIC HEALTH PRESENTATION:**

Fresno County Department of Public Health representatives provided a PowerPoint presentation on the impact of storefront advertisement, including but not limited to alcohol and tobacco. The Selma High School Youth Leadership Institute and Wildlife Program representatives also stepped forward to discuss the issue. After discussion on the sign ordinance and the current moratorium on smoke shops, Council thanked the representatives for their input.



**MOSQUITO ABATEMENT TRUSTEE REPORT:** Mr. Pete Esraelian, Mosquito Abatement Trustee stepped forward to provide Council with information on the District's annual report. After discussion, he was thanked for continued service to the Community.

**NATIONAL PUBLIC WORKS WEEK PROCLAMATION:** Mayor Robertson presented Public Works Supervisor, Rome Shiplee with the Proclamation declaring May 17-23, 2015 National Public Works Week in the City of Selma.

**CONSENT CALENDAR:** Council member Rodriguez requested that agenda items 1.a. and 1.b. be pulled for separate consideration. Motion to approve the remainder of the Consent Calendar was made by Council member Derr and seconded by Council member Rodriguez. Motion carried with the following vote:

AYES: Derr, Rodriguez, Montijo, Avalos, Robertson

NOES: None

ABSTAIN: None

ABSENT: None

- a. Pulled for separate discussion.
- b. Pulled for separate discussion.
- c. RESOLUTION 2015-27R, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA, AUTHORIZING THE CITY MANAGER TO EXECUTE RIGHT-OF-WAY CERTIFICATIONS.
- d. RESOLUTION 2015-28R, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE GRANT DEEDS AND ASSOCIATED ACCEPTANCES IN CONNECTION WITH THE SALE OF SURPLUS PROPERTY TO HARRIS RANCH BEEF COMPANY, A CORPORATION.
- e. Check Register dated April 28, 2015 approved by standard motion.

**AGENDA ITEMS 1.a. & 1.b. CONSIDERATION AND NECESSARY ACTION ON MINUTES OF THE APRIL 20, 2015 WORKSHOP/PRE-COUNCIL MEETING & MINUTES OF THE APRIL 20, 2015 REGULAR MEETING:** Council member Rodriguez stated that he would be abstaining due to being absent during the April 20<sup>th</sup> meeting. Motion to approve as read the Workshop/pre-Council *and* Regular meeting minutes of April 20, 2015 was made by Council member Derr and seconded by Council member Montijo. Motion carried with the following vote:

AYES: Derr, Montijo, Avalos, Robertson

NOES: None

ABSTAIN: Rodriguez

ABSENT: None

**CONSIDERATION AND NECESSARY ACTION ON RESOLUTION APPROVING THE REPORT FOR THE LEVY AND COLLECTION OF THE ANNUAL ASSESSMENT FOR SERVICES RENDERED IN LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT (LLMD) NO. 1 IN THE CITY OF SELMA FOR THE 2015-2016 FISCAL YEAR– public hearing and adoption:** Mayor Robertson opened the public hearing at 7:19 p.m. There being no one to speak for or against the proposed LLMD Resolution, Mayor Robertson closed the public hearing at 7:20 p.m.

Motion was made by Council member Rodriguez to approve RESOLUTION NO. 2015-29R, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA APPROVING THE REPORT FOR LEVY AND COLLECTION OF THE ANNUAL ASSESSMENT FOR SERVICES RENDERED IN THE LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 IN THE CITY OF SELMA. Motion was seconded by Council member Montijo, and carried with the following vote:

AYES: Rodriguez, Montijo, Derr, Avalos, Robertson  
NOES: None  
ABSTAIN: None  
ABSENT: None

**CONSIDERATION AND NECESSARY ACTION ON RESOLUTION DESIGNATING DAYS AND TIMES FOR OUTDOOR IRRIGATION AND ESTABLISHING OTHER WATER USE RESTRICTIONS:** City Attorney Costanzo discussed the details of the Resolution for Council, including the watering for even address to occur on Wednesday and or Sunday, and for odd numbered addresses to water on Tuesdays and or Saturdays between the hours of 7:00 p.m. and 6:00 a.m.; car washing only at commercial car washes that use recycled water; and designating Cal Water as an Enforcement Officer to have power to issue an administrative citation for violation of the Conservation Ordinance and the Resolution.

Mr. Scott Bailey, California Water Service General Manager stepped forward to further discuss the regulations being imposed due to the ongoing drought.

After much discussion, motion to approve RESOLUTION NO. 2015-30, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA DESIGNATING DAYS AND TIMES FOR OUTDOOR IRRIGATION AND ESTABLISHING OTHER WATER USE RESTRICTIONS was made by Council member Montijo and seconded by Council member Derr. Motion carried with the following vote:

AYES: Montijo, Derr, Rodriguez, Avalos, Robertson  
NOES: None  
ABSTAIN: None  
ABSENT: None

**CONSIDERATION AND NECESSARY ACTION ON THE LEAF PICK-UP**

**PROGRAM FUNDING REQUIREMENTS:** City Manager Grey provided the history of the program for Council. He also presented options that require funding for Council to consider.

Public Works Supervisor Shiplee stepped forward to explain the manpower required to implement the program.

After much discussion, Council directed staff to look into independent contractors and other options for Council to discuss.

**DEPARTMENTAL REPORTS:** Financial Consultant Yribarren provided a PowerPoint presentation to provide an overview of the budget process for Council. Mr. Eric Scriven, of the NHA Advisors stepped forward to answer various questions from Council including refinancing bonds and ratings. After much discussion, Financial Consultant Yribarren was thanked for his presentation.

City Clerk Rivera reminded Council that the May 18, 2015 Council meeting was cancelled, and the budget workshop has been scheduled for June 1, 2015 at 9:00 a.m.

**COUNCIL REPORTS:** Council member Derr reported on attending the Day of the Book, The Raisin Festival, and reminded everyone on the upcoming Mother's Day Event at the Arts Center.

Council member Montijo discussed the possibility of implementing an Adopt a Block program, and implementing a Beatification Committee. She asked for Council consensus to direct the City Attorney to develop Ordinances to prohibit blight issues such as canopies, trashcans left on the street, storage pods, graffiti, and trailers. After discussion, it was the consensus of Council to review the City Code on storage pods and canopies.

Mayor Pro Tem Avalos reported on attending the book fair and commended them on the great outreach.

Mayor Robertson reported on attending the the Festival of the Little Book, congratulated the Raisin Royalty winner and runner up, reminded everyone on the upcoming Cal Water public meeting, and stated that he would be attending the annual shopping center trade show. He inquired if there was an issue if all Council wanted to attend. City Attorney Costanzo replied that there is an exception in the Brown Act to allow Council to attend.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 8:48 p.m.

Respectfully submitted,

Reyna Rivera  
City Clerk

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Scott Robertson  
Mayor of the City of Selma

Resolution Nos: 2015 – 27R, 2015 – 28R, 2015 – 29R, 2015 – 30R



## Check Register Report

I.C.

Date: 05/27/2015

Time: 1:26 pm

Page: 1

City of Selma

BANK: UNION BANK

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65262	04/28/2015	Printed		10190.119	AMERICAN PACIFIC CONSTRUCTION	SIDEWALK REPAIR 2413 B ST	2,150.00
65263	04/28/2015	Printed		10100.510	AT&T	TELEPHONE-APRIL 2015	18.80
65264	04/28/2015	Printed		10100.515	AT&T	TELEPHONE SERVICE-MAR 15	2,620.75
65265	04/28/2015	Printed		10340.385	AT&T MOBILITY	TELEPHONE-MDT'S MARCH 15	1,660.82
65266	04/28/2015	Printed		10210.255	BANNER PEST CONTROL INC	PEST CONTROL-APRIL 2015	441.00
65267	04/28/2015	Printed		10230.256	BEST TOURS & TRAVEL INC.	SENIOR TRIP 4/15/15 CLOVIS	375.00
65268	04/28/2015	Printed		10230.300	BEST UNIFORMS	POLICE UNIFORMS REVOLVING ACCT	311.64
65269	04/28/2015	Printed		10330.272	CENTRAL VALLEY GENERAL	EMPLOYEE DRUG TESTING	20.00
65270	04/28/2015	Printed		10370.375	COMCAST	INTERNET SERVICE-APRIL 2015	1,060.00
65271	04/28/2015	Printed		10370.393	COMMUNITY MEDICAL CENTERS	SAFE EXAM 14-2508	900.00
65272	04/28/2015	Printed		10370.953	COOL AIR SPECIALTY	HVAC UNIT FOR PD BRIEFING ROOM	4,370.00
65273	04/28/2015	Printed		10430.043	DEPARTMENT OF FORESTRY AND	FIRE PREVENTION 2B COURSE	1,048.00
65274	04/28/2015	Printed		10430.071	DEPARTMENT OF JUSTICE	BLOOD ALCOHOL ANALYSIS-MAR 15	455.00
65275	04/28/2015	Printed		10430.150	DEPARTMENT OF TRANSPORTATION	SHARED SIGNAL MAINT JAN-MAR 15	2,149.64
65276	04/28/2015	Printed		10510.100	EAGLE CONCRETE	SIDEWALK REPAIR 2439 CLEVELAND	1,300.00
65277	04/28/2015	Printed		10530.026	ECKHAUS FLEET LLC	2015 ZERO MOTORCYCLES (3)	66,849.00
65278	04/28/2015	Printed		10570.165	ENTENMANN-ROVIN CO.	POLICE OFFICER BADGE-REV ACCT	125.45
65279	04/28/2015	Printed		10620.210	FEDOR PLUMBING	BACKFLOW CERT-FD TRAINING FAC	40.00
65280	04/28/2015	Printed		10670.292	FRESNO COUNTY AUDITOR'S OFFICE	COUNTY PARKING MARCH 2015	62.50
65281	04/28/2015	Printed		10720.010	GATEWAY ENGINEERING, INC.	NO SELMA PROJ/ENGINEERING SERV	48,835.00
65282	04/28/2015	Printed		10729.124	SIMRANJIT GILL	PHLEBOTOMY SERVICE 15-1752	50.00
65283	04/28/2015	Printed		10760.053	PHYLLIS GUSTTINGERS	SENIOR TRIP REFUND	165.00
65284	04/28/2015	Printed		10800.003	H&M TRUCKING	ARTIFICIAL GRASS TRANSPORTATION	1,300.00
65285	04/28/2015	Printed		10820.020	HEALTHEDGE ADMINISTRATORS INC.	DENTAL,CHIRO 4/15/15	1,853.48
65286	04/28/2015	Printed		10820.020	HEALTHEDGE ADMINISTRATORS INC.	DENTAL,VISION 4/8/15	3,852.21
65287	04/28/2015	Printed		10820.020	HEALTHEDGE ADMINISTRATORS INC.	ADMINISTRATIVE FEES-MAY 2015	753.79
65288	04/28/2015	Printed		10820.020	HEALTHEDGE ADMINISTRATORS INC.	DENTAL,CHIRO 4/22/15	2,138.62
65289	04/28/2015	Printed		10820.702	HEWLETT-PACKARD FINANCIAL LEASES -APR SERV		7,901.32
65290	04/28/2015	Printed		10830.711	KAREN HITCH	SUPPLIES REIMBURSEMENT-SC	30.00
65291	04/28/2015	Printed		10970.773	INTERWEST CONSULTING GROUP	PLAN CKS#15-0139 & 15-0148	1,156.59
65292	04/28/2015	Printed		11110.753	KASCOPH ENTERPRISES	ART SUPPLIES-SC	40.00
65293	04/28/2015	Printed		11120.510	JEFF KESTLY	MEDICAL PREMIUM REIMB MAY 15	148.78
65294	04/28/2015	Printed		11190.400	KULOW BROTHERS	STAMP-PD	65.10
65295	04/28/2015	Printed		11200.150	L.N. CURTIS & SONS	FIRE DEPT BOOTS	4,156.56
65296	04/28/2015	Printed		11230.180	LIEBERT, CASSIDY, WHITMORE INC	LABOR NEGOTIATIONS/FLSA CLAIMS	6,627.50
65297	04/28/2015	Printed		11330.050	STEVEN MCINTIRE	MEDICAL PREMIUM REIMB MAY 15	1,373.43
65298	04/28/2015	Printed		11380.300	MYERS STEVENS & TOOHEY & CO.	FD/PD EMP LIFE INS-MAY 2015	1,400.00
65299	04/28/2015	Printed		11400.032	NGLIC CO SUPERIOR VISION	VISION INS PREM-MAY 2015	1,746.03
65300	04/28/2015	Printed		11530.100	OFFICE DEPOT	OFFICE SUPPLIES	303.09
65301	04/28/2015	Printed		11620.710	PETERS ENGINEERING GROUP	ROCKWELL POND ADD SERVICES	2,043.75
65302	04/28/2015	Printed		11630.500	PHYSIO-CONTROL, INC	QTRLY BILLING LIFE PACK MAINT	1,074.21

# Check Register Report

Date: 05/27/2015

Time: 1:26 pm

Page: 2

City of Selma

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65305	04/28/2015	Printed		11750.320	QUILL CORPORATION	OFFICE SUPPLIES	216.18
65306	04/28/2015	Printed		11810.361	RAY MORGAN COMPANY	MAINT/COPY AGREEMENT-MAR 15	690.82
65307	04/28/2015	Printed		11840.010	ROBINA WRIGHT ARCHITECT &	PLAN REVIEW-ADA UPGRADE	550.00
65308	04/28/2015	Printed		11840.166	JESSIE ROSALES	CERAMIC SUPPLIES-SENIOR CENTER	40.00
65309	04/28/2015	Printed		11910.433	SAMPSON,SAMPSON, AND PATTERSON	AUDIT-YE 06/30/14 MAR 2015	10,260.00
65310	04/28/2015	Printed		11926.843	SECOND CHANCE ANIMAL SHELTER	ANIMAL CONTROL OFFICER/SUPPORT	5,500.00
65311	04/28/2015	Printed		11955.174	DON SHANTZ	SENIOR TRIP REFUND	55.00
65312	04/28/2015	Printed		11900.389	SPARKLETTTS	WATER SERVCE-PD	98.95
65313	04/28/2015	Printed		11985.138	SUN LIFE	EMPLOYEE INSURANCE-MAY 2015	707.45
65314	04/28/2015	Printed		12072.972	TYCO INTEGRATED SECURITY LLC	ALARM SERVICES 4/1-6/30/15	1,685.10
65315	04/28/2015	Printed		11530.115	U.S. BANCORP EQUIPMENT FINANCE	LEASE PAYMENT-MAY 2015	1,011.46
65316	04/28/2015	Printed		12100.050	U.S. BANK CORPORATE PMT SYSTEM	CALCARD CHARGES 3/24-4/22/15	71,176.15
65317	04/28/2015	Printed		12220.210	VALLEY NETWORK SOLUTIONS INC.	NET CARE FOR MAY 15/SUPPLIES	5,708.03
65318	04/28/2015	Printed		12310.051	WAL MART STORES, INC.	REIMB. AGREEMENT-MAY 2015	2,011.38
65319	04/28/2015	Printed		12350.501	WILLIAMS SCOTSMAN, INC.	LABOR & REPAIRS-FD HEADQUARTER	34,282.38
65320	04/28/2015	Printed		12252.630	YRIBARREN GROUP	CONSULTING SERVICES-APR 2015	6,250.00
65321	04/29/2015	Printed		11610.155	PACIFIC GAS & ELECTRIC CO.	UTILITIES-APRIL 2015	32,814.84
65322	05/12/2015	Printed		10120.047	ACS	AMBULANCE OVERPAYMENT REIMB	99.63
65323	05/12/2015	Printed		10180.850	ALVES ELECTRIC	SKATE PARK LIGHT TIMER	827.40
65324	05/12/2015	Printed		10197.199	ART DOUGLAS PLUMBING	BUSINESS LIC OVERPAYMENT REIMB	76.00
65325	05/12/2015	Printed		10310.455	CALIFORNIA WATER SERVICE	WATER SERVICE -APRIL 2015	9,112.18
65326	05/12/2015	Printed		10327.189	RAYMOND CARLSON	AMBULANCE OVERPAYMENT REIMB	383.49
65327	05/12/2015	Printed		10328.177	CASTELLANOS SERVICES	PV LANDSCAPING-APRIL 15	2,500.00
65328	05/12/2015	Printed		10329.312	VILMA CAUSEY	AMBULANCE OVERPAYMENT REIMB	184.97
65329	05/12/2015	Printed		10330.274	CENTRAL VALLEY ARSON	FORENSIC FIRE INV.COURSE	1,197.00
65330	05/12/2015	Printed		10370.310	COLONIAL SUPPLEMENTAL INSURANC	EMPLOYEE INSURANCE PREM-APR 15	5,222.05
65331	05/12/2015	Printed		10370.392	COMMUNITY MEDICAL CENTER	BLOOD DRAW -PD	175.00
65332	05/12/2015	Printed		10370.953	COOL AIR SPECIALTY	REPLACED COMPRESSOR-SENIOR C	2,027.00
65333	05/12/2015	Printed		10370.969	CORELOGIC	REALQUEST SERVICE-MAR 2015	481.25
65334	05/12/2015	Printed		10371.000	COSTANZO & ASSOCIATES	APRIL 2015 LEGAL FEES	10,132.48
65335	05/12/2015	Printed		10300.820	CVAI	REGISTRATION FEES FOR CVAI	165.00
65336	05/12/2015	Printed		10430.071	DEPARTMENT OF JUSTICE	FINGERPRINTS-APRIL 15	32.00
65337	05/12/2015	Printed		10560.250	EMPLOYMENT DEVELOPMENT DEPT.	SUI QTRLY PMT 1/1/15-3/31/15	612.00
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65339	05/12/2015	Printed		10610.605	FAMILY HEALING CENTER	MDIC PD CN 15-1449, 15-1397	520.00
65340	05/12/2015	Printed		10630.455	FIVE CITIES ECONOMIC	4TH QUARTER DUES	1,386.06
65341	05/12/2015	Printed		10640.422	FOUR C'S CONSTRUCTION	SHAHER RR REMODEL PROJECT	24,964.00
65342	05/12/2015	Printed		10660.099	FRANCHISE TAX BOARD	CS#550680107	236.25
65343	05/12/2015	Printed		10670.260	FRESNO CO RECORDER	LIEN RELEASE FEE	17.00
65344	05/12/2015	Printed		10670.295	FRESNO CO TREASURER	GENERATOR PERMIT	393.00
65345	05/12/2015	Printed		10670.270	FRESNO CO TREASURER-SHERIFF	RMS/JMS/CAD ACCESS FEES-APR 15	479.54
65346	05/12/2015	Printed		10670.520	FRESNO-MADERA AAA	SENIOR MEALS AND SUPPLIES	13.72
65347	05/12/2015	Printed		10700.080	G&K SERVICES	LINEN/UNIFORM SERVICES-APR 15	570.44



## Check Register Report

Date: 05/27/2015

Time: 1:26 pm

Page: 3

City of Selma

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65350	05/12/2015	Printed		10820.045	CALIFORNA HEALTH NET CLAIMS MGMT	AMBULANCE OVERPAYMENT	177.84
65351	05/12/2015	Printed		10820.020	DEPT HEALTHEDGE	REIMB DENTAL, CHIRO 4/29/15	116.00
65352	05/12/2015	Printed		10820.034	ADMINISTRATORS INC. HEALTHWISE SERVICES	KIOSK MEDICAL WASTE SERVICE	150.00
65353	05/12/2015	Printed		10820.155	HENRY SCHEIN INC.	MEDICAL SUPPLIES	246.08
65354	05/12/2015	Printed		10820.702	HEWLETT-PACKARD FINANCIAL	LEASE FOR LEXMARK	6,712.77
65355	05/12/2015	Printed		10900.440	SERV INGRAM DIGITAL ELECTRONICS	PRINTERS-MAY INST AUDIBLE PEDESTRIAL	708.75
65356	05/12/2015	Printed		11000.125	TESTING J&A DRUG & ALCOHOL	SIGNAL EMPLOYEE DRUG TESTING-PD	185.00
65357	05/12/2015	Printed		11000.150	J'S COMMUNICATION INC.	QTRLY SERVICE MAY-JUL 2015	1,338.00
65358	05/12/2015	Printed		11000.014	JAS PACIFIC	PLAN CHECKS-FROSTY	801.26
65359	05/12/2015	Printed		11040.619	JERRY DEWAYNE JONES	KING, VALLEY INSTRUCTOR FIRE INSP 1C	1,200.00
65360	05/12/2015	Printed		11040.710	JORGENSEN & COMPANY	ANNUAL FIRE EXT SERV-PD	589.99
65361	05/12/2015	Printed		11130.214	KENYON PLASTERING OF	BUSINESS LIC OVERPAYMENT	90.00
65362	05/12/2015	Printed		11140.495	FRESNO KINGSBURG VETERINARY	REIMB K9 VACCINATIONS	30.00
65363	05/12/2015	Printed		11200.150	CLINIC L.N. CURTIS & SONS	CHINSTRAPS FOR TURNOUTS	302.58
65364	05/12/2015	Printed		11250.630	LOSS PROTECTION AND	MONTHLY SERVICES OF	60.00
65365	05/12/2015	Printed		11329.374	DIANE MCFARLIN	CONTAINERS AMBULANCE OVERPAYMENT	50.00
65366	05/12/2015	Printed		11350.330	MID VALLEY PUBLISHING	REIMB ACCOUNT CLERK II AD	49.75
65367	05/12/2015	Printed		11360.904	MORSE TERMITE CONTROL	BUSINESS LIC OVERPAYMENT	90.00
65368	05/12/2015	Printed		11380.300	MYERS STEVENS & TOOHEY &	REIMB FD EMP LIFE INS-JUNE 2015	1,545.00
65369	05/12/2015	Printed		11420.600	CO. NEWTON'S CUSTOM TRACTOR	WEED ABATEMENT 390-072-14	1,050.00
65370	05/12/2015	Printed		11530.100	WORK OFFICE DEPOT	OFFICE SUPPLIES	787.79
65371	05/12/2015	Printed		11620.715	MATTHEW PETERS	EMT RECERT	65.00
65372	05/12/2015	Printed		12160.136	POSTMASTER -USPS	BULK MAILING PERMIT	220.00
65373	05/12/2015	Printed		11810.361	RAY MORGAN COMPANY	MAINT/COPY AGREEMENT-APR	413.65
65374	05/12/2015	Printed		11840.166	JESSIE ROSALES	15 CERAMIC SUPPLIES-SENIOR	83.00
65375	05/12/2015	Printed		11820.195	DAN RUIZ	CENTER HANDICAP TRAINING SEMINAR	45.00
65376	05/12/2015	Printed		11910.878	SUSAN SANDERS	MOTHERS DAY PERFORMANCE-SC	100.00
65377	05/12/2015	Printed		11945.073	SELMA ART FOUNDATION	RECYCLING GRANT	2,000.00
65378	05/12/2015	Printed		11945.275	SELMA CHAMBER OF	RAISIN FESTIVAL BEV CONT	4,300.00
65379	05/12/2015	Printed		11945.298	COMMERCE SELMA DISPOSAL	GRANT GARBAGE-APRIL 2015	111,533.65
65380	05/12/2015	Printed		11975.624	STERICYCLE, INC.	SERI-SAFE OSHA COMPLIANCE	9.94
65381	05/12/2015	Printed		11975.630	STERLING CODIFIERS INC.	ORDINANCE CODIFICATION	294.00
65382	05/12/2015	Printed		11982.300	SUBURBAN PROPANE	BUSINESS LIC OVERPAYMENT	46.00
65383	05/12/2015	Printed		12010.108	TAG-AMS, INC.	REIMB EMPLOYEE DRUG TESTING-PD	140.00
65384	05/12/2015	Printed		11660.815	THE PRESORT CENTER	POSTAGE -218 GARBAGE	1,115.60
65385	05/12/2015	Printed		12070.120	TULARE CO JAIL INDUSTRIES	NO STAKEBOARDING SIGN	272.16
65386	05/12/2015	Printed		12160.114	UNITED HEALTHCARE	AMBULANCE OVERPAYMENT	1,529.56
65387	05/12/2015	Printed		12160.116	UNITED HEALTHCARE	REIMB AMBULANCE OVERPAYMENT	345.57
65388	05/12/2015	Printed		12270.190	MEDICARE VERIZON WIRELESS	REIMB AIRCARDS-APRIL 2015	253.12
65389	05/12/2015	Printed		12284.148	VIGILANT CANINE SERVICES	K9 SERVICE MAINT -APR 15	175.00
65390	05/12/2015	Printed		12320.295	WEST COAST SCREEN	T-BALL UNIFORMS & HATS	2,311.49
65391	05/12/2015	Printed		12370.500	PRINTING WOLD AMUSEMENT	REFUND CLEANING DEPOSIT	100.00

# Check Register Report

Date: 05/27/2015

Time: 1:26 pm

Page: 4

City of Selma

BANK: UNION BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
				<b>Total Checks: 132</b>		<b>Checks Total (excluding void checks):</b>	<b>640,300.24</b>
				<b>Total Payments: 132</b>		<b>Bank Total (excluding void checks):</b>	<b>640,300.24</b>
				<b>Total Payments: 132</b>		<b>Grand Total (excluding void checks):</b>	<b>640,300.24</b>

## US BANK INVOICE FOR CALCARD CHARGES: 3/24/15-4/22/15

DEPARTMENT	EMPLOYEE NAME	EMPLOYEE POSITION	TRANSACTION		DESCRIPTION OF PURCHASE	ACCOUNT NUMBER	AMOUNT	Trace Numbers to employee Statement and Agree
			DATE	VENDOR NAME				
IT	ANDY CLIFTON	IT TECHNICIAN	4/17/2015	AMAZON	WIFI ROUTER	704.9600-600.110.000	64.89	64.89
ADMINISTRATION	TESLA NASON	HUMAN RESOURCE ANALYST	3/23/2015	CALCHAMBER	LABOR LAW POSTERS	100-1400-600.250.000	212.77	
	TESLA NASON	HUMAN RESOURCE ANALYST	4/2/2015	SAVEMART	SNACKS FOR FIRE INSP/CODE ENF INTERVIEW	100-1400-610.920.000	21.47	234.24
	REYNA RIVERA	CITY CLERK	4/6/2015	LA ESTRELLA	COUNCIL MEETING SUPPLIES	100-1100-610.920.000	58.82	
	REYNA RIVERA	CITY CLERK	4/6/2015	LA ESTRELLA	COUNCIL MEETING SUPPLIES	100-1100-610.920.000	3.27	62.09
BUILDING	DAN RUIZ	BUILDING INSPECTOR	3/25/15	ENERGY CENTER	SOLAR CLASS SEMINAR IN BAKERSFIELD CA	100-3200-610.915.000	25.00	
	DAN RUIZ	BUILDING INSPECTOR	3/24/15	NELSON'S	FLASHLIGHT/MEASURING TAPE	100-3200-600.250.000	67.39	
	DAN RUIZ	BUILDING INSPECTOR	4/1/15	CIRCLE K	FUEL -SEMINAR IN BAKERSFIELD CA	701-9200-600.257.000	35.00	127.39
ECONOMIC	ROSEANN GALVAN	ADMINISTRATIVE ANALYST	2/24/2015	FRESNO COUNTY	FILING OF 2 ENVIRONMENTAL DOCUMENTS -GRANT	100-1550-600.250.000	100.00	
	ROSEANN GALVAN	ADMINISTRATIVE ANALYST	3/6/2015	WALMART	SNACKS, DRINKS -LEADERSHIP SELMA	100-1550-610.920.000	20.69	
	ROSEANN GALVAN	ADMINISTRATIVE ANALYST	3/6/2015	GRAPEWOOD GRILL	LUNCH -LEADERSHIP SELMA	100-1550-610.920.000	75.72	196.41
FIRE	CITY OF SELMA FIRE QRT MST	ENGINEER	4/1/15	L.N. CURTIS & SONS	PARTS FOR HELMETS	100-2525-600.210.000	156.56	
	CITY OF SELMA FIRE QRT MST	ENGINEER	4/8/15	L.N. CURTIS & SONS	LETTERING FOR HELMETS	100-2525-600.210.000	31.26	187.82
	CITY OF SELMA-STATION 1	CAPTAIN	3/24/15	NELSONS ACE HARDWARE-SELMA, C	SHARPEN CHAIN SAW FOR E 110	701-9200-600.250.000	27.00	
	CITY OF SELMA-STATION 1	CAPTAIN	3/24/15	NELSONS ACE HARDWARE-SELMA, C	SHARPEN CHAIN SAW FOR T111	701-9200-600.250.000	13.50	
	CITY OF SELMA-STATION 1	CAPTAIN	3/24/15	NAPA AUTO PARTS	VEHICLE LUBRICANT	701-9200-600.250.000	17.27	
	CITY OF SELMA-STATION 1	CAPTAIN	3/25/15	LITTLE CEASARS-SELMA	PIZZA FOR FIRE STATION BDAY PARTY	100-2525-600.210.000	44.52	
	CITY OF SELMA-STATION 1	CAPTAIN	3/25/15	WALMART-SELMA, CA	GATORADES, WATER	100-2525-600.250.000	65.81	
	CITY OF SELMA-STATION 1	CAPTAIN	4/1/15	HOME DEPOT-SELMA, CA	FITTING FOR ICE MAKER AND SINK ADJUSTMENT	100-2500-600.250.000	74.58	
	CITY OF SELMA-STATION 1	CAPTAIN	4/1/15	HOME DEPOT-SELMA, CA	STATION REPAIR-MISC (BACK DOOR REPAIR)	100-2500-600.250.000	15.70	
	CITY OF SELMA-STATION 1	CAPTAIN	4/18/15	NELSONS ACE HARDWARE-SELMA, C	FLEET SUPPLIES, BRAKE FLUID, COUPLINGS	701-9200-600.250.000	132.62	391.00
	CITY OF SELMA-STATION 2	CAPTAIN	3/26/15	HOME DEPOT-SELMA, CA	ELECTRICAL FOR STATION 1	100-2500-600.250.000	51.71	
	CITY OF SELMA-STATION 2	CAPTAIN	3/26/15	HOME DEPOT-SELMA, CA	MISC ITEMS FOR FLEET AND STATION 2	100-2500-600.250.000	47.34	99.05
	KELLI TELLEZ	DEPARTMENT SECRETARY	3/24/15	WALMART-SELMA, CA	SUPPLIES-FIRE STATION BDAY PARTY	100-2525-600.210.000	21.99	
	KELLI TELLEZ	DEPARTMENT SECRETARY	4/4/15	EMBASSY SUITES	ROOMS FOR ARSON CONF-PETERS, LUNA, BEASLEY	100-2500-600.250.210	654.44	
	KELLI TELLEZ	DEPARTMENT SECRETARY	4/16/15	WORLDPOINT ECC	CPR BOOKS FOR CLASS	100-2500-452.200.000	39.33	
	KELLI TELLEZ	DEPARTMENT SECRETARY	4/21/15	5 ALARM LEATHER.COM	ASHLEY RIEDEL-REVOLVING	100-0000-123.010.000	114.63	830.39
	MIKE KAIN	FIRE CHIEF	3/25/15	HOME TOWN BUFFET	LUNCH-ENGINE TO HI TECH	100-2550-610.900.000	36.10	
	MIKE KAIN	FIRE CHIEF	3/25/15	HOME DEPOT-SELMA, CA	REFRIGERATOR FOR STATION 1	100-2500-600.375.000	1,172.22	
	MIKE KAIN	FIRE CHIEF	4/2/15	G'S RESTAURANTE-SELMA, CA	LUNCH-ORAL BOARDS FOR INSPECTOR	100-2550-610.900.000	58.88	1,267.20
INFORMATION SYSTEMS	JERRY HOWELL	INFORMATION SYSTEMS SUPERVISOR	4/14/2015	NELSON'S	MISC SUPPLIES	100-3200-600.250.000	14.12	14.12
POLICE	CALEB GARCIA	POLICE OFFICER	3/24/2015	METRO FRESNO, CA	FUEL	701-9200-600.257.000	55.29	55.29
	CHRISTIE EDIGER	LIEUTENANT	4/21/2015			100-2200-600.400.000	370.00	370.00
	DEBBIE GOMEZ	COMMUNITY SERVICE OFFICER	3/23/2015	TRI-TECH FORENSICS	NIK KITS/KNIFE BOXES/GSR COLLECTION	100-2200-600.250.000	308.25	
	DEBBIE GOMEZ	COMMUNITY SERVICE OFFICER	3/26/2015	OFFICE MAX	EVIDENCE/PATROL SUPPLIES	100-2200-600.250.000	66.29	
	DEBBIE GOMEZ	COMMUNITY SERVICE OFFICER	3/30/2015	AMAZON	RETURN MERCHANDISE	100-2200-600.250.000	(27.63)	
	DEBBIE GOMEZ	COMMUNITY SERVICE OFFICER	3/30/2015	AMAZON	RETURN MERCHANDISE	100-2200-600.250.000	(16.03)	
	DEBBIE GOMEZ	COMMUNITY SERVICE OFFICER	3/31/2015	UNITED STATES POSTAL SERVICE	POSTAGE	100-2100-600.120.000	22.78	
	DEBBIE GOMEZ	COMMUNITY SERVICE OFFICER	3/30/2015	AARON BROTHERS	FRAMES	100-2200-600.111.000	102.78	
	DEBBIE GOMEZ	COMMUNITY SERVICE OFFICER	4/10/2015	GALLS	RETURN MERCHANDISE	100-2200-600.250.000	(86.92)	
	DEBBIE GOMEZ	COMMUNITY SERVICE OFFICER	4/21/2015	GALLS	BACKORDERED MERCHANDISE - TASER HOI ST	100-2200-600.250.000	109.20	478.72

Trace  
Numbers to  
employee  
Statement  
and Agree

DEPARTMENT	EMPLOYEE NAME	EMPLOYEE POSITION	TRANSACTION DATE	VENDOR NAME	DESCRIPTION OF PURCHASE	ACCOUNT NUMBER	AMOUNT	
POLICE	MYRON DYCK	LIEUTENANT	4/14/2015	SAL'S MEXICAN RESTAURANT	LUNCH FOR SPECIAL OPERATION	100-2200-600.250.000	110.87	
	MYRON DYCK	LIEUTENANT	4/14/2015	WAL-MART	SUPPLIES FOR SPECIAL OPERATION	100-2200-600.250.000	64.51	
	MYRON DYCK	LIEUTENANT	4/15/2015	ME-N-EDS PIZZERIA SELMA	LUNCH FOR SPECIAL OPERATION	100-2200-600.250.000	163.09	
	MYRON DYCK	LIEUTENANT	4/16/2015	ANN'S DONUTS SELMA	REFRESHMENTS FOR SPECIAL OPER.	100-2200-600.250.000	18.50	356.97
	POLICE DEPT NO 2		3/23/2015	UNION 76	FUEL/TRAINING	701-9200-600.257.000	49.70	
	POLICE DEPT NO 2		3/23/2015	MAVERIK	FUEL/TRAINING	701-9200-600.257.000	51.67	
	POLICE DEPT NO 2		3/24/2015	NORTH VALLEY HARDWARE	K-9 SUPPLY	100-2200-600.250.000	5.81	
	POLICE DEPT NO 2		3/27/2015	MAVERIK	FUEL/TRAINING	701-9200-600.257.000	29.38	
	POLICE DEPT NO 2		3/30/2015	UNION 76	FUEL/TRAINING	701-9200-600.257.000	57.89	
	POLICE DEPT NO 2		3/30/2015	MAVERIK	FUEL/TRAINING	701-9200-600.257.000	48.41	
	POLICE DEPT NO 2		4/3/2015	MAVERIK	FUEL/TRAINING	701-9200-600.257.000	40.04	282.90
	RENE GARZA	DETECTIVE -POLICE OFFICER	3/30/2015	U.S. STANDARD ISSUE	OAKLEY SAFETY GLASSES, PER LT. DYCK	100-2100-600.250.000	101.69	101.69
	STEVE MARES	COMMUNITY RESOURCE OFFICER	4/9/2015	CENTRAL VALLEY LOCK AND PICK	KEYS FOR GREAT TRUCK	100-2100-600-250.000	20.83	
	STEVE MARES	COMMUNITY RESOURCE OFFICER	4/19/2015	RITE AID	WATERS FOR VIPs -SELMA COM ENHANCEMENT/VIPS	800-0000-220.000.000	6.19	27.02
	TIM CANNON	SERGEANT	4/7/2015	POSITIVE PROMOTIONS	STICKERS -SELMA COMMUNITY ENHANCEMENT	800-0000-220.000.000	93.91	
	TIM CANNON	SERGEANT	4/7/2015	PLATINUM PERFORMANCE	K-9 MEDICATION FOR DODGER	100-2200-600.250.000	102.96	196.87
PUBLIC WORKS	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/23/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD11	220-5300-600.305.411	10.13	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/23/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD6	220-5300-600.305.406	10.13	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/23/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD5	220-5300-600.305.405	10.13	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/23/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD4	220-5300-600.305.404	10.13	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/23/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD8	220-5300-600.305.408	10.13	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/23/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD7	220-5300-600.305.407	10.13	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/23/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD1	220-5300-600.305.401	10.14	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/23/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD3	220-5300-600.305.403	10.14	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/23/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD2	220-5300-600.305.402	10.14	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/23/2015	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - STREETS	210-5400-600.250.000	34.75	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/23/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - STREETS	210-5400-600.305.000	91.20	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/23/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - PARKS	100-5300-600.305.000	91.20	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/23/2015	GRAINGER	BATTERIES	100-5300-600.250.000	68.70	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/23/2015	GRAINGER	BATTERIES	210-5400-600.250.000	68.70	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/24/2015	HOME DEPOT	SPECIAL SUPPLIES - DOWNTOWN LANDSCAPING	210-5400-600.250.000	20.39	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/25/2015	GRAINGER	BATTERIES	100-5300-600.250.000	13.75	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/26/2015	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - PARKS	100-5300-600.250.000	7.61	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/26/2015	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - STREETS	210-5400-600.250.000	130.43	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/27/2015	GRAINGER	BALLAST KITS FOR SHAFER & SALAZAR PARK	100-5300-600.250.000	524.00	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/27/2015	GRAINGER	STREET LIGHT BULBS, BALLAST KITS	210-5400-600.250.000	1,613.08	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	3/31/2015	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES	100-5300-600.250.000	111.98	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/1/2015	CENTRAL SANITARY SUPPLY	TP FOR PARKS	100-5300-600.250.000	87.66	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/1/2015	CENTRAL SANITARY SUPPLY	HAND SOAP & TOILET PAPER FOR ART CENTER	605-4300-600.250.000	128.22	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/1/2015	CENTRAL SANITARY SUPPLY	TOILET PAPER FOR PARKS	100-5300-600.250.000	131.49	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/1/2015	CENTRAL SANITARY SUPPLY	MISC JANITORIAL SUPPLIES	702-9300-600.250.000	363.77	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/1/2015	CENTRAL SANITARY SUPPLY	MISC JANITORIAL SUPPLIES	702-9300-600.250.000	764.74	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/1/2015	GRAINGER	HPS BULBS	210-5400-600.250.000	129.29	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/1/2015	GRAINGER	CANOPY FOR OSHA COMPLIANCE	210-5400-600.250.000	148.78	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/1/2015	GRAINGER	CANOPY FOR OSHA COMPLIANCE	100-5300-600.250.000	148.78	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/1/2015	JAM SERVICES	8" YELLOW BALL LED (2)	210-5400-600.250.000	73.93	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/1/2015	JAM SERVICES	10 AUDIBLE PEDESTRIAN UNITS FOR SECOND/MILL AND SECOND/WHITSON	210-5400-600.250.000	3,207.39	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/3/2015	EWING IRRIGATION PRODUCTS	MISC SPRINKLER SUPPLIES - PARKS	100-5300-600.250.000	187.12	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/3/2015	EWING IRRIGATION PRODUCTS	MISC SPRINKLER SUPPLIES - PARKS	100-5300-600.250.000	518.83	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/3/2015	ARTIFICIAL GRASS RECYCLERS	ARTIFICIAL TURF	210-5400-600.250.000	9,730.62	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/6/2015	GRAINGER	RETURN STREET LIGHT BULBS	210-5400-600.250.000	(156.56)	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/7/2015	WALMART	CHAIRS FOR PW COOLING STATION FOR OSHA COMPLIANCE	100-5300-600.250.000	63.82	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/7/2015	WALMART	CHAIRS FOR PW COOLING STATION FOR OSHA COMPLIANCE	210-5400-600.250.000	63.82	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/9/2015	NELSON'S ACE HARDWARE	GLASS FOR ART CENTER	605-4300-600.250.000	12.70	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/9/2015	HOME DEPOT	DOWNTOWN LANDSCAPING	210-5400-600.250.000	19.57	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/10/2015	EWING IRRIGATION PRODUCTS	SPRINKLER SUPPLIES - LLMD6	220-5300-600.250.406	35.43	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/10/2015	EWING IRRIGATION PRODUCTS	SPRINKLER SUPPLIES - LLMD1	220-5300-600.250.401	35.43	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/10/2015	EWING IRRIGATION PRODUCTS	SPRINKLER SUPPLIES - LLMD2	220-5300-600.250.402	35.43	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/10/2015	EWING IRRIGATION PRODUCTS	SPRINKLER SUPPLIES - LLMD3	220-5300-600.250.403	35.43	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/10/2015	EWING IRRIGATION PRODUCTS	SPRINKLER SUPPLIES - LLMD4	220-5300-600.250.404	35.43	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/10/2015	EWING IRRIGATION PRODUCTS	SPRINKLER SUPPLIES - LLMD5	220-5300-600.250.405	35.43	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/10/2015	EWING IRRIGATION PRODUCTS	SPRINKLER SUPPLIES - LLMD11	220-5300-600.250.411	35.43	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/10/2015	EWING IRRIGATION PRODUCTS	SPRINKLER SUPPLIES - LLMD8	220-5300-600.250.408	35.43	

DEPARTMENT	EMPLOYEE NAME	EMPLOYEE POSITION	TRANSACTION DATE	VENDOR NAME	DESCRIPTION OF PURCHASE	ACCOUNT NUMBER	AMOUNT	
PUBLIC WORKS	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/10/2015	EWING IRRIGATION PRODUCTS	SPRINKLER SUPPLIES - LLMD7	220-5300-600.250.407	35.43	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/10/2015	EWING IRRIGATION PRODUCTS	SPRINKLER SUPPLIES - PARKS	100-5300-600.250.000	318.90	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/14/2015	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD4	220-5300-600.250.404	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/14/2015	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD11	220-5300-600.250.411	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/14/2015	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD8	220-5300-600.250.408	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/14/2015	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD7	220-5300-600.250.407	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/14/2015	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD5	220-5300-600.250.405	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/14/2015	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD3	220-5300-600.250.403	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/14/2015	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD2	220-5300-600.250.402	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/14/2015	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD1	220-5300-600.250.401	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/14/2015	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD6	220-5300-600.250.406	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/14/2015	NELSON'S POWER CENTER	SPECIAL SUPPLIES - PARKS	100-5300-600.250.000	59.82	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/15/2015	EWING IRRIGATION PRODUCTS	BACKFLOW FOR FIRE TRAINING FACILITY	403-2500-701.100.003	795.93	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/16/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD8	220-5300-600.305.408	4.58	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/16/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD5	220-5300-600.305.405	4.58	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/16/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD6	220-5300-600.305.406	4.58	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/16/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD7	220-5300-600.305.407	4.58	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/16/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD4	220-5300-600.305.404	4.58	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/16/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD3	220-5300-600.305.403	4.58	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/16/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD2	220-5300-600.305.402	4.58	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/16/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD1	220-5300-600.305.401	4.58	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/16/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - LLMD11	220-5300-600.305.411	4.58	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/16/2015	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - SHAFER PARK	100-5300-600.250.000	6.72	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/16/2015	NELSON'S ACE HARDWARE	BUILDING MAINTENANCE - CITY HALL	702-9300-600.370.000	17.13	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/16/2015	NELSON'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIPMENT - PARKS	100-5300-600.305.000	41.18	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/20/2015	EWING IRRIGATION PRODUCTS	MISC SPRINKLER SUPPLIES - SHAFER PARK	100-5300-600.250.000	31.36	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/20/2015	EWING IRRIGATION PRODUCTS	SPECIAL SUPPLIES - STREETS	210-5400-600.250.000	134.82	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/20/2015	EWING IRRIGATION PRODUCTS	MISC IRRIGATION SUPPLIES - PARKS	100-5300-600.250.000	357.14	
	ROMEO SHIPLEE	PUBLIC WORKS SUPERVISOR	4/20/2015	JENSEN PRECAST	LOCK LID, BOX & KEYS	210-5400-600.250.000	540.49	21,214.30
	SHANE FERRELL	MAINTENANCE WORKER III	4/1/2015	NELSON'S ACE HARDWARE	CONCRETE FOR SIDEWALK REPAIR	210-5400-600.250.000	130.47	
	SHANE FERRELL	MAINTENANCE WORKER III	4/1/2015	HOME DEPOT	SIDEWALK REPAIR	210-5400-600.250.000	2.90	
	SHANE FERRELL	MAINTENANCE WORKER III	4/2/2015	NELSON'S ACE HARDWARE	SIDEWALK REPAIR	210-5400-600.250.000	43.49	
	SHANE FERRELL	MAINTENANCE WORKER III	4/2/2015	HOME DEPOT	DOWNTOWN LANDSCAPING - TREE WELL	210-5400-600.250.000	5.43	
	SHANE FERRELL	MAINTENANCE WORKER III	4/2/2015	HOME DEPOT	SIDEWALK REPAIR	210-5400-600.250.000	16.57	
	SHANE FERRELL	MAINTENANCE WORKER III	4/3/2015	NELSON'S ACE HARDWARE	BRENTLINGER PARK	100-5300-600.250.000	130.14	
	SHANE FERRELL	MAINTENANCE WORKER III	4/7/2015	HOME DEPOT	ART CENTER - PORTABLE STAIRCASE REPAIR	605-4300-600.250.000	56.40	
	SHANE FERRELL	MAINTENANCE WORKER III	4/8/2015	NELSON'S ACE HARDWARE	SIDEWALK REPAIR	210-5400-600.250.000	4.99	
	SHANE FERRELL	MAINTENANCE WORKER III	4/8/2015	NELSON'S ACE HARDWARE	MISC SPRINKLER SUPPLIES	100-5300-600.250.000	33.73	
	SHANE FERRELL	MAINTENANCE WORKER III	4/9/2015	NELSON'S ACE HARDWARE	GRAFFITI ABATEMENT	210-5400-600.250.000	6.85	
	SHANE FERRELL	MAINTENANCE WORKER III	4/9/2015	NELSON'S ACE HARDWARE	BATTERIES FOR SPRINKLER CLOCKS	100-5300-600.250.000	12.70	
	SHANE FERRELL	MAINTENANCE WORKER III	4/13/2015	NELSON'S ACE HARDWARE	BUILDING MAINTENANCE/REPAIR - PD	702-9300-600.370.000	6.51	
	SHANE FERRELL	MAINTENANCE WORKER III	4/13/2015	NELSON'S ACE HARDWARE	BASIN FENCE REPAIR	210-5400-600.250.000	32.26	
	SHANE FERRELL	MAINTENANCE WORKER III	4/14/2015	HOME DEPOT	ARTIFICIAL TURF INSTALLATION PROJECT	210-5400-600.250.000	13.04	495.48
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/23/2015	O'REILLY AUTO SUPPLY	AUTO PARTS	701-9200-600.256.000	13.42	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/24/2015	NELSON'S ACE HARDWARE	AUTO PARTS - #4403	701-9200-600.256.000	40.84	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/24/2015	NAPA AUTO PARTS	AUTO PARTS	701-9200-600.256.000	21.02	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/24/2015	SELMA AUTO SUPPLY	AUTO PARTS	701-9200-600.256.000	6.28	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/24/2015	FAHRNEY BUICK GMC	AUTO PARTS - #224	701-9200-600.256.000	48.93	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/24/2015	DRIVE LINE SERVICE OF FRESNO INC	AUTO SERVICE REPAIRS - #1314	701-9200-600.457.000	586.04	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/25/2015	FAHRNEY BUICK GMC	AUTO PARTS - #225	701-9200-600.256.000	44.34	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/26/2015	NAPA AUTO PARTS	AUTO PARTS - #178	701-9200-600.256.000	83.37	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/26/2015	O'REILLY AUTO SUPPLY	AUTO PARTS - #178	701-9200-600.256.000	11.11	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/27/2015	NAPA AUTO PARTS	CREDIT MEMO - RETURN	701-9200-600.256.000	(21.02)	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/27/2015	NAPA AUTO PARTS	SMALL TOOLS & MINOR EQUIPMENT	701-9200-600.305.000	64.01	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/30/2015	NELSON'S ACE HARDWARE	AUTO PARTS	701-9200-600.256.000	248.15	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/30/2015	NAPA AUTO PARTS	AUTO PARTS - SHOP	701-9200-600.256.000	36.94	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/30/2015	O'REILLY AUTO SUPPLY	AUTO PARTS - #223	701-9200-600.256.000	17.65	



US BANK INVOICE FOR CALCARD CHARGES: 3/24/15-4/22/15

Trace  
Numbers to  
employee  
Statement  
and Agree

DEPARTMENT	EMPLOYEE NAME	EMPLOYEE POSITION	TRANSACTION DATE	VENDOR NAME	DESCRIPTION OF PURCHASE	ACCOUNT NUMBER	AMOUNT	
PUBLIC WORKS	STEVE GIBBS	EQUIPMENT MECHANIC III	3/31/2015	FAHRNEY BUICK GMC	AUTO SERVICE REPAIRS - #725	701-9200-600.457.000	1,053.12	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/31/2015	HAAKER EQUIPMENT COMPANY	AUTO SERVICE REPAIRS - #1313	701-9200-600.457.000	7,286.22	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/6/2015	O'REILLY AUTO SUPPLY	AUTO PARTS - #802	701-9200-600.256.000	46.76	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/7/2015	NAPA AUTO PARTS	AUTO PARTS - #802	701-9200-600.256.000	35.32	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/7/2015	NAPA AUTO PARTS	AUTO PARTS - STOCK	701-9200-600.256.000	91.07	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/7/2015	SWANSON FAHRNEY FORD	AUTO SERVICE REPAIRS - #716	701-9200-600.457.000	315.30	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/7/2015	STEVE & JOHN'S MOBILE GLASS	AUTO SERVICE REPAIRS - #172	701-9200-600.457.000	255.00	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/8/2015	NAPA AUTO PARTS	AUTO PARTS - SHOP	701-9200-600.256.000	65.68	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/8/2015	SELMA AUTO SUPPLY	AUTO PARTS - #802	701-9200-600.256.000	91.51	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/8/2015	SWANSON FAHRNEY FORD	AUTO PARTS - #180	701-9200-600.256.000	87.47	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/9/2015	NAPA AUTO PARTS	AUTO PARTS	701-9200-600.256.000	91.24	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/9/2015	SWANSON FAHRNEY FORD	AUTO PARTS	701-9200-600.256.000	670.37	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/9/2015	SLAVEN'S RADIATOR	AUTO PARTS - #802	701-9200-600.256.000	250.07	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/9/2015	TERMINAL AIR BRAKE SUPPLY	AUTO SERVICE REPAIRS	701-9200-600.457.000	323.70	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/10/2015	NELSON'S ACE HARDWARE	AUTO PARTS - STOCK	701-9200-600.256.000	34.75	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/10/2015	KIMBALL MIDWEST	AUTO PARTS - STOCK	701-9200-600.256.000	69.09	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/10/2015	GOODYEAR TIRE & RUBBER	AUTO PARTS	701-9200-600.256.000	1,240.77	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/13/2015	NAPA AUTO PARTS	AUTO PARTS - #2600	701-9200-600.256.000	58.45	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/13/2015	NAPA AUTO PARTS	AUTO PARTS - #2600	701-9200-600.256.000	127.11	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/13/2015	O'REILLY AUTO SUPPLY	AUTO PARTS	701-9200-600.256.000	15.21	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/13/2015	LES SCHWAB	AUTO SERVICE REPAIRS - #160	701-9200-600.457.000	758.71	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/14/2015	NAPA AUTO PARTS	AUTO PARTS - #2600	701-9200-600.256.000	5.85	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/14/2015	NAPA AUTO PARTS	AUTO PARTS - #2600	701-9200-600.256.000	12.37	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/15/2015	NELSON'S ACE HARDWARE	AUTO SERVICE REPAIRS - #4215	701-9200-600.457.000	33.43	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/15/2015	NELSON'S ACE HARDWARE	AUTO PARTS - #3300	701-9200-600.256.000	65.33	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/15/2015	HI-TECH EVS INC.	AUTO SERVICE REPAIRS - #8507	701-9200-600.457.000	18,356.16	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/15/2015	KIMBALL MIDWEST	SMALL TOOLS & MINOR EQUIPMENT	701-9200-600.305.000	76.00	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/15/2015	ZEE MEDICAL SERVICE CO.	SPECIAL SUPPLIES	701-9200-600.250.000	81.60	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/15/2015	ZEPHYR INDUSTRIES INC	AUTO PARTS - #8507	701-9200-600.256.000	45.70	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/16/2015	BATTERY SYSTEMS	AUTO PARTS	701-9200-600.256.000	277.53	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/17/2015	NAPA AUTO PARTS	SMALL TOOLS & MINOR EQUIPMENT	701-9200-600.305.000	305.42	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/17/2015	LES SCHWAB	AUTO SERVICE REPAIRS - #1209	701-9200-600.457.000	851.06	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/20/2015	NAPA AUTO PARTS	AUTO PARTS	701-9200-600.256.000	29.80	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/20/2015	NAPA AUTO PARTS	AUTO PARTS - #1517	701-9200-600.256.000	113.63	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/20/2015	SWANSON FAHRNEY FORD	AUTO PARTS - #160	701-9200-600.256.000	59.80	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/20/2015	O'REILLY AUTO SUPPLY	AUTO PARTS	701-9200-600.256.000	42.23	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/20/2015	O'REILLY AUTO SUPPLY	AUTO PARTS	701-9200-600.256.000	53.26	
	STEVE GIBBS	EQUIPMENT MECHANIC III	4/21/2015	NAPA AUTO PARTS	AUTO PARTS	701-9200-600.256.000	42.64	34,619.81
RECREATION	MIKAL KIRCHNER	RECREATION SUPERVISOR	3/27/2015	MUSIC THEATRE INTERNATIONAL	INTO THE WOODS	605-4300-600.400.000	4,342.42	
	MIKAL KIRCHNER	RECREATION SUPERVISOR	4/16/2015	FIRST STRING SPORTS	T-BALL BASEBALL EQUIPMENT	100-4700-600.250.000	1,864.68	6,207.10
	JIM STEPHENSEN	ART INSTRUCTOR	4/1/2015	ALLARDS ART	ART CLASS SUPPLIES	100-4300-600.250.000	124.88	
	JIM STEPHENSEN	ART INSTRUCTOR	4/3/2015	ALLARDS ART	ART CLASS SUPPLIES	100-4300-600.250.000	101.55	
	JIM STEPHENSEN	ART INSTRUCTOR	4/6/2015	ALLARDS ART	ART CLASS SUPPLIES	100-4300-600.250.000	75.02	
	JIM STEPHENSEN	ART INSTRUCTOR	4/15/2015	ALLARDS ART	ART CLASS SUPPLIES	100-4300-600.250.000	38.01	339.46
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/23/2015	TARGET	LB COSTUMES	100-4300-600.250.000	(275.96)	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/23/2015	THE HOME DEPT	SAF: YF SUPPLIES	100-4300-600-250.000	262.71	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/30/2015	WAL-MART	LB COSTUMES / SUPPLIES	100-4300-600-250.000	(26.95)	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/30/2015	OFFICE MAX	ARTS CENTER SUPPLIES	100-4300-600.250.000	83.47	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/31/2015	OFFICE MAX	INTO THE WOODS SUPPLIES	650-4100-600.250.000	49.99	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/2/2015	OFFICE DEPOT	INTO THE WOODS SUPPLIES	605-4100-600-250.000	84.78	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/6/2015	UPS	POSTAGE FOR SCRIPTS	605-4100-600-250.000	5.75	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/9/2015	OFFICEMAX/ OFFICE DEPOT	SAF: CDS FOR MUSIC CLASS	100-4300-600-250.000	29.33	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/10/2015	PINGUINMAGIC	SAF: YF PROP	100-4300-600-250.000	23.72	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/10/2015	RITE AID	CLEANING SUPPLIES	605-4100-600.250.000	25.08	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/15/2015	PAYPAL EBAY MARKETPLACE	SAF: YF SUPPLIES	100-4300-600.250.000	43.05	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/15/2015	PAYPAL EBAY MARKETPLACE	SAF: YF SUPPLIES	100-4300-600-250.000	18.39	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/16/2015	ZIGGOS	SAF: YF SUPPLIES	100-4300-600-250.000	39.77	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/17/2015	NORCOSTCO	SAF: YF SUPPLIES & ARTS CENTER GOBOS	100-4300-600.250.000	98.43	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/17/2015	HALLOWEEN DIRECT	SAF: YF SUPPLIES	100-4300-600-250.000	73.74	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/17/2015	VALLEY NOVELTY FRESNO	SAF: YF SUPPLIES	100-4300-600-250.000	56.05	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/17/2015	BEST BUY	SAC COMPUTER	100-4300-600-250.000	1,312.50	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/17/2015	AMAZON MARKETPLACE	SAF: YF SUPPLIES	100-4300-600-250.000	64.06	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/21/2015	BATTERIES PLUS	SAF: YF MIC BATTERIES	100-4300-600-250.000	119.22	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	4/20/2015	FIGURE 53	SAF: YF QLAB PROGRAM	100-4300-600-250.000	30.00	2,117.13

June 1, 2015 Council Packet

US BANK INVOICE FOR CALCARD CHARGES: 3/24/15-4/22/15

DEPARTMENT	EMPLOYEE NAME	EMPLOYEE POSITION	TRANSACTION		DESCRIPTION OF PURCHASE	ACCOUNT NUMBER	AMOUNT	Trace Numbers to employee Statement and Agree	
			DATE	VENDOR NAME					
SENIOR CENTER	LAURIJANE LINDER	SENIOR CENTER AIDE	3/24/15	BURLINGTON COAT FACTORY	DÉCOR FOR DINING ROOM	805-0000-226.200.000	21.64		
	LAURIJANE LINDER	SENIOR CENTER AIDE	4/13/15	SMART N FINAL	LUNCH SUPPLIES	100-4500-456.800.000	15.49		
	LAURIJANE LINDER	SENIOR CENTER AIDE	4/13/15	SMART N FINAL	BINGO	805-0000-226.400.000	81.54		
	LAURIJANE LINDER	SENIOR CENTER AIDE	4/13/15	SMART N FINAL	KITCHEN SUPPLIES	805-0000-226.200.000	309.43		
	LAURIJANE LINDER	SENIOR CENTER AIDE	4/4/15	AMAZON	TABLE COVERINGS FOR DINING ROOM	100-4500-456.800.000	198.87	626.97	
							<u>71,176.15</u>	<u>71,176.15</u>	
							71,176.15		
							0.00		0.00

**CITY MANAGER'S/STAFF'S REPORT**  
**REGULAR CITY COUNCIL MEETING DATE:**

June 1, 2015

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**ITEM NO:**

2.

**SUBJECT:** Consideration and necessary action on applicant request to appeal the Planning Commission decision to revoke the Conditional Use Permit issued to the 99 Club located at 2001 Whitson Street, Selma, allowing the sale of alcohol – *public hearing*

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**DISCUSSION:** The City of Selma has been identified as being oversaturated with alcoholic beverage licenses by the California Department of Alcoholic Beverage Control Board (ABC). Currently there are sixty five (65) Alcoholic Beverage licenses in Selma. All ABC licenses are reviewed annually by the Community Development Department for compliance of conditions and to confirm the status of the license. This review process allows the City to monitor these establishments and maintain uniformity in conditions.

Conditional Use Permit 87-255 was issued by the City of Selma on February 13, 1987 to allow the selling of alcohol at 2001 Whitson Street, Selma, CA (The 99 Club). On February 22, 1999 at the request of the Police Department several of the conditions for this license were modified. This license was surrendered by the owner on January 10, 2014. On March 30, 2015 the applicant paid a late fee to ABC, which halted the ABC license cancellation. The license is still surrendered and is not active at this time.

Selma Municipal Code Section 11-24-2 states, "A Conditional Use Permit granted by the City can be modified or revoked for the discontinuance of the use for one year."

The Planning Commission revoked Conditional Use Permit 87-255 at their March 23, 2015, meeting, on the grounds that the Alcoholic Beverage License is inactive, and the business had been closed for over a year.

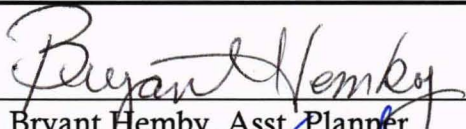
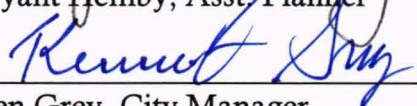
The property owners, Bertha Salinas & Santa Salinas have requested an appeal to the City Council to reconsider the Planning Commission decision to revoke the Conditional Use Permit 87-225.

The revocation of a Conditional Use Permit does not stop the current property owner or future property owners from applying or obtaining a new Conditional Use Permit for the site to sell alcohol.



<b><u>COST:</u></b> (Enter cost of item to be purchased in box below)		<b><u>BUDGET IMPACT:</u></b> (Enter amount this non-budgeted item will impact this years' budget in box below – if budgeted, enter NONE).
None		None
<b><u>FUNDING:</u></b> (Enter the funding source for this item in box below – if fund exists, enter the balance in the fund).		<b><u>ON-GOING COST:</u></b> (Enter the amount that will need to be budgeted each year in box below – if one-time cost, enter NONE).
Funding Source: N/A  Fund Balance: N/A		None

**RECOMMENDATION:** Staff and the Planning Commission recommend the City Council affirms the Planning Commission decision for revocation of Conditional Use Permit 87-255.

 Bryant Hemby, Asst. Planner	<u>5/26/2015</u> Date
 Ken Grey, City Manager	<u>5/29/15</u> Date

1.	Location Map.....	3
2.	Resolutions:	
	Resolution affirming Planning Commission's decision.....	4-5
	Resolution overturning Planning Commission's decision.....	6-7
3.	Bertha Salinas-appeal letter dated April 1, 2015.....	8
4.	Planning Commission Resolution No. 2015-0005, April 27, 2015.....	9-10
5.	Planning Commission Minutes for the April 27, 2015, meeting.....	11-12
6.	Planning Commission Staff Report for the April 27, 2015 meeting .....	13-14
7.	Resolution 99-964 modification of conditions to CUP 87-255.....	15-22





**SUBJECT PROPERTY**

**2001 Whitson  
99 Club**



**CITY OF SELMA  
COMMUNITY DEVELOPMENT  
DEPARTMENT**





**RESOLUTION NO. 2015-\_\_\_\_\_ R**

**A RESOLUTION OF THE SELMA CITY COUNCIL  
AFFIRMING THE PLANNING COMMISSION DECISION TO REVOKE  
CONDITIONAL USE PERMIT NO. 87-255 ISSUED TO THE 99 CLUB ALLOWING  
THE SELLING OF ALCOHOL AT 2001 WHITSON STREET, SELMA**

**WHEREAS**, on June 1, 2015, the Selma City Council, at a regularly scheduled meeting, considered the appeal filed by Bertha Salinas, the property owner of 2001 Whitson Street, of the Planning Commission decision to revoke Conditional Use Permit, which allowed the selling of beer, wine and spirits at the 99 Club located at 2001 Whitson Street, Selma, CA (APN 388-12-06); and

**WHEREAS**, the public hearing was noticed in accordance in accordance with all applicable state and local laws; and

**WHEREAS**, on March 23, 2015, the Selma Planning Commission, at a regularly scheduled public meeting, revoke Conditional Use Permit No. 87-255 for being suspended and inactive for over a year; and

**WHEREAS**, the Selma City Council conducted a public hearing, as heretofore specified, and considered the proposal and the Planning Commission decision, Staff Report together with all public testimony of interested parties; and

**WHEREAS**, the City Council, having considered the Planning Commission decision, Planning Division Staff Report and all public documents, based on the reports, evidence and verbal presentations, determined that the revocation of Conditional Use Permit No. 87-255 is not subject to review under CEQA. Section 15061 General Rule of the California Environmental Quality Act (CEQA) provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and

**WHEREAS**, after careful consideration of the request, information and materials presented, and the related regulations contained in Title XI, Chapter 16, Section 6(B), the City Council affirms the Planning Commission decision to revoke the Conditional Use Permit; and

**WHEREAS**, the City Council determines that the following findings of fact for approval included in this Resolution can be made based on the reports, evidence and verbal presentations:

**FINDINGS:**

1. Conditional Use Permit 87-255 for the selling of Beer/Wine and Spirits was surrendered and the use discontinued for over a year.
2. The Public Health and Welfare can be best served by the revocation of this Conditional Use Permit.

**NOW, THEREFORE, BE IT RESOLVED** that the Selma City Council hereby states and takes the following actions:

1. The above findings are supported by the record and presentation to the City Council.
2. The Selma City Council affirms the action taken by the Planning Commission to revoke Conditional Use Permit No.87-255.

The foregoing Resolution was duly approved by the City Council at a regular meeting held on the 1<sup>st</sup> day of June 2015 by the following vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

---

SCOTT ROBERTSON  
MAYOR OF THE CITY OF SELMA

ATTEST:

---

Reyna Rivera  
City Clerk of the City of Selma

**RESOLUTION NO. 2015-\_\_\_\_\_ R**

**A RESOLUTION OF THE SELMA CITY COUNCIL  
OVERTURNING PLANNING COMMISSION DECISION TO REVOKE  
CONDITIONAL USE PERMIT NO. 87-255, ISSUED TO THE 99 CLUB ALLOWING  
THE SELLING OF ALCOHOL AT 2001 WHITSON STREET, SELMA**

**WHEREAS**, on June 1, 2015, the Selma City Council, at a regularly scheduled meeting, considered the appeal by Bertha Salinas, the property owner of the Planning Commission decision to revoke Conditional Use Permit, which allowed the selling of beer, wine and spirits at the 99 Club located at 2001 Whitson Street, Selma, CA (APN 388-122-06 ); and

**WHEREAS**, the public hearing was noticed in accordance in accordance with all applicable state and local laws; and

**WHEREAS**, on March 23, 2015, the Selma Planning Commission, at a regularly scheduled public meeting, revoke Conditional Use Permit No. 87-255 for being suspended and inactive for over a year; and

**WHEREAS**, the Selma City Council conducted a public hearing, as heretofore specified, and considered the proposal and the Planning Commission decision, Staff Report together with all public testimony of interested parties; and

**WHEREAS**, the City Council, having considered the Planning Commission decision, Planning Division Staff Report and all public documents, based on the reports, evidence and verbal presentations, determined that the revocation of Conditional Use Permit No. 87-255 is not subject to review under CEQA. Section 15061 General Rule of the California Environmental Quality Act (CEQA) provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and

**WHEREAS**, after careful consideration of the request, information and materials presented, and the related regulations contained in Title XI, Chapter 16, Section 6(B), the City Council overturns the Planning Commission decision to revoke the Conditional Use Permit; and

**WHEREAS**, the City Council determines that the following findings of fact for their decision included in this Resolution can be made based on the reports, evidence and verbal presentations:

FINDINGS:

**NOW, THEREFORE, BE IT RESOLVED** that the Selma City Council hereby states and takes the following actions:

1. The above findings are supported by the record.
2. The Selma City Council reverses the action taken by the Planning Commission to revoke Conditional Use Permit 87-225.

The foregoing Resolution was duly approved by the City Council at a regular meeting held on the 1<sup>st</sup> day of June 2015 by the following vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

---

SCOTT ROBERTSON  
MAYOR OF THE CITY OF SELMA

ATTEST:

---

Reyna Rivera  
City Clerk of the City of Selma

March 30, 2015

Scott Robinson  
Mayor City of Selma  
1710 Tucker Street  
Selma, CA 93662

RECEIVED  
APR 1 REC'D  
2015  
BY \_\_\_\_\_  
CITY \_\_\_\_\_ VIA \_\_\_\_\_

Dear Mayor Robinson:

Please accept this letter appealing the Selma Planning Commission revocation of our Conditional Use Permit allowing the selling of Beer, Wine and Spirits at 2001 Whitson Street, Selma, CA at their March 23, 2015 meeting.

We feel that we were not given an opportunity to present our plans for continuing the business under new owners and management as we were told by the Chair of the Planning Commission that we could only address the revocation issue at the meeting.

We, two sisters, Bertha Salinas and Santa Salinas are the sole owners of the building and for health reasons, the previous operator was not able to continue. Unfortunately, for several reasons, the timetable of something being done with the building and business went past the one-year limitation and thus the action by the Planning Commission. The liquor license with the Department of Alcoholic Beverage Control is current and the renewal fee has been paid and the previous operator has 6-months to either operate, transfer or sell the liquor license. We intend to have the license transferred and therefore we ask that the revocation by the Planning Commission be reversed.

My sister and I will be hiring an experienced and knowledgeable individual to oversee the day-to-day operations with the idea of making the business a Sports Bar with proper security cameras, new indoor lighting, introduction of micro-brews and selected wine beverages along with some remodeling that we feel will provide our customers with a comfortable and safe atmosphere where they can meet and enjoy having a good time.

Our empty building is being "tagged" by local gangs and someone tried to get into the business from the roof. We need to take action and make the building a successful business that will be a win-win situation for all those involved.

It is our hope the City Council will overturn the revocation decision.

Our check for \$1,620.01 is enclosed as requested by the letter we received from the Planning Department.

Respectfully,

*Bertha Salinas*  
*[Signature]*  
*3/30/2015*

*13340 E. Cypress St*  
*Parkton, CA 93648*  
*(559) 859-0548*



**RESOLUTION NO. 2015-0004**

**A RESOLUTION OF THE SELMA PLANNING COMMISSION  
MAKING FINDINGS AND THE REVOCATION OF  
CONDITIONAL USE PERMIT  
FOR THE SELLING OF ALCOHOLIC BEVERAGE.**

**2001 Whitson Street (99 Club) Type 48**

**WHEREAS**, on March 23, 2015, the Selma Planning Commission, at a noticed public hearing meeting, considered the revocation of Conditional Use Permits No 87-255 for the selling of alcoholic beverages at the 99 Club located at 2001 Whitson Street, Selma, (APN: 388-122-06). This action is being taken to reflect a more accurate accounting of current Alcoholic Beverage Licenses issued in Selma; and

**WHEREAS**, the public hearing was noticed in accordance with all applicable state and local laws; and

**WHEREAS**, the Selma Planning Commission conducted a public hearing, as heretofore specified, and considered the proposal and the Planning Division Staff Report together with all public testimony of interested parties; and

**WHEREAS**, the Planning Commission considered the scope of the proposal, reviewed the evidence and determined that the Project will not have significant impact on the environment. Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment; and

**WHEREAS**, the Planning Commission deliberated and hereby makes the following Findings for revoking Conditional Use Permit No. 87-255:

**FINDING:**

1. The above Conditional Use Permit for the selling of Alcoholic Beverages is being revoked for the discontinuances and or surrendering of the ABC license for 2001 Whitson Street, Selma, CA. for a year.
2. The Public Health and Welfare can be best be served by the revocation of this Conditional Use Permit. This action will reflect a more accurate accounting of current Alcoholic Business Licenses in the City of Selma.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Selma Planning Commission hereby takes the following actions:

1. The above findings are supported by the record and presentation to the Planning Commission.
2. The Planning Commission approves the revocation per authority of Selma Municipal Code Title XI, chapter 24 section 2 ( C).

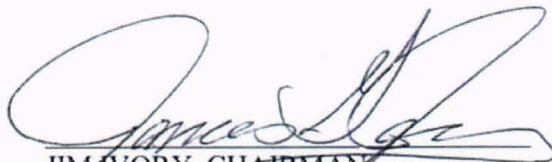
The foregoing Resolution was duly approved by the Selma Planning Commission at a regular meeting held on the 23<sup>rd</sup> day of March 2015 by the following vote, to wit:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

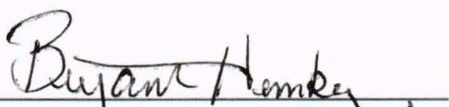
ABSTAIN: COMMISSIONER:

ABSENT: COMMISSIONER:



JIM IVORY, CHAIRMAN  
OF THE SELMA PLANNING COMMISSION

ATTEST:



Bryant Hemby, Assistant Planner  
Secretary, Selma Planning Commission

**CITY OF SELMA**  
**MINUTES OF PLANNING COMMISSION MEETING**  
**March 23, 2015**

The meeting of the Selma Planning Commission was called to order at 6:03 p.m. in the Council chambers by Chairman Ivory. Commission members answering roll call were: Gonzalez, Edwards, Montijo, Niswander, and Chairman Ivory. Commissioner Sindher was absent.

Also present were: City Attorney Slater and Assistant Planner Hemby.

The agenda for this meeting was duly posted in a location visible at all times by the general public seventy-two hours prior to this meeting.

**PLANNING COMMISSION REORGANIZATION:**

Assistant Planner Hemby administered the Oath of Office to newly appointed Commissioner Danny Serimian.

**CONSENT CALENDAR:**

Commissioner Niswander recommended the minutes of January 27, 2015 be approved as written. Motion was seconded by Commissioner Montijo. Minutes were approved, noting that Commissioner Serimian was abstaining and Commissioner Sindher was absent on the vote.

**TRAFFIC/STREET ITEMS:**

The Traffic and Streets portion of the meeting was opened by Chairman Ivory at 6:07 p.m. Staff gave a status report on the new Highway Safety Program Grant upgrades (crosswalks and signage) for Thompson Avenue. This program is funding new and upgraded pedestrian crosswalks at several locations on Thompson Avenue. Having no other items regarding Traffic and Streets, this portion of the meeting was closed at 6:20 p.m.

**PLANNING COMMISSION ITEMS:**

**CONSIDERATION AND NECESSARY ACTION FOR REVOCATION OF CONDITIONAL USE PERMIT FOR A TYPE 48 (On-Sale Beer-Wine and Spirit) ALCOHOL BEVERAGE LICENSE FOR THE 99 CLUB 2001 WHITSON STREET, SELMA, CA 93662** *public hearing and approval:* Staff gave a brief report regarding the suspension of the liquor license issued to the 99 Club located at 2100 Whitson Street by the Alcohol Beverage Control District in January 2014. Staff explained that the Planning Commission can revoke a Conditional Use Permit if the use in question has ceased to exist, or has been suspended for one (1) year or more. A new Conditional Use Permit can be issued for this location at a later date, if the property owner desires.

Chairman Ivory opened the public hearing portion of the meeting at 6:32 p.m.

The property owner, Ms. Santo Salinas, 13340 Cypress Street, Parlier, CA. came to the podium requesting that the Conditional Use Permit not be revoked, as she intends to open the business soon.

Commissioner Montijo asked Ms. Salinas inquired on the date for the reopening.

Mr. John Flores, 1246 S. Inverass Way, Fresno, stepped forward stating he was assisting the property owner to open the bar immediately. Mr. Flores stated that he has helped several businesses like this one, and requested the Conditional Use Permit not be revoked.

Commissioner Gonzalez asked staff on the calls for service for this location. Staff explained the revocation cause was not for calls for service, but due to the ABC license that was suspended for over a year.

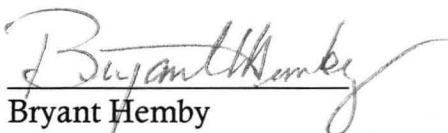
There being no further discussion, Chairman Ivory closed the public portion at 6:55 p.m.

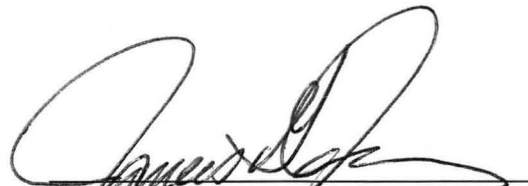
After much discussion, Commissioner Niswander motioned to approve Resolution 2015-0004 Revoking Conditional Use Permit No. 87-255. Motion was seconded by Commissioner Edwards, and carried with the following vote:

AYES:	Niswander, Edwards, Gonzalez, Montijo, Serimian, Ivory
NOES:	None
ABSTAIN:	None
ABSENT:	Sindher

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 7:28 p.m.

Respectfully submitted,

  
Bryant Hemby  
Secretary to the Planning Commission

  
Jim Ivory, Chairman of the  
Planning Commission



**STAFF REPORT**

**REGULAR PLANNING COMMISSION MEETING DATE:** March 23, 2015

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**ITEM NO:**

2.

**SUBJECT:**

The purpose of this agenda item is to conduct a public hearing to consider the revocation of Conditional Use Permit 87-255 issued to allow the selling of Alcoholic Beverages.

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**HISTORY:** Selma Municipal Code requires a conditional use permit for the serving of alcoholic beverages.

On January 27, 1986 the Selma Planning Commission issued Conditional Use Permit No. 87-255, for the selling of alcohol in a lounge located at 2001 Whitson Street, Selma, CA. (APN: 388-122-06). This Conditional Use Permit was modified on February 22, 1999, adding additional conditions to the site.

Selma Municipal Code Section 11-16-8: USE PERMIT TO RUN WITH THE LAND, A conditional use permit granted pursuant to the provisions of the Chapter shall run with the land and shall continue to be valid upon a change of ownership or the site or structure which was the subject of the use permit application unless a specific time period in which the use permit will be valid and the use may be operated has been set in accordance with subsection 11-16-4(D) 13 of this chapter.

Selma Municipal Code Section 11-24-2: GROUND FOR REVOCATIONS: A conditional use permit granted by the city can be modified or revoked for the discontinuance of the use for one year.

**DISCUSSION:** The 99 Club located at 2001 Whitson Street surrendered the Alcohol Beverage Control License on January 10, 2014. According to SMC 11-24-2, the CUP can be revoked since it has now been over a year that the business surrendered their ABC License.

The property owner was noticed via mail on or near March 12, 2015 of these revocation proceeding. The property is owned by Bertha Lina of 13340 E. Cypress Ave., Parlier, CA 93648.

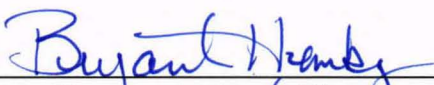
This action by the Planning Commission does not prevent the property owners or another applicant from applying for a new conditional use permit to sell alcohol at this site on a later date.

<b><i>COST:</i></b> (Enter cost of item to be purchased in box below)		<b><i>BUDGET IMPACT:</i></b> (Enter amount this non-budgeted item will impact this years' budget in box below – if budgeted, enter NONE).
None		None
<b><i>FUNDING:</i></b> (Enter the funding source for this item in box below – if fund exists, enter the balance in the fund).		<b><i>ON-GOING COST:</i></b> (Enter the amount that will need to be budgeted each year in box below – if one-time cost, enter NONE).
Funding Source: N/A  Fund Balance:		None

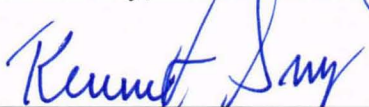
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**RECOMMENDATION:** Staff recommends approval of Resolution No. 2015-0004, revoking Conditional Use Permit No. 87-255.

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Bryant Hemby, Assistant Planner

3/19/2015  
Date

  
Ken Grey, City Manager

3/19/2015  
Date

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***Attachments***

***Page***

- |    |  |   |
|----|--|---|
| 1. | Location Map.....  | 4 |
| 2. | Resolution revoking Conditional Use Permit No. 87-255..... | 5 |

**RESOLUTION NO. 99-964**

**A RESOLUTION OF THE SELMA PLANNING COMMISSION  
MAKING FINDINGS AND MODIFYING CONDITIONAL USE PERMIT  
NO. 87-255**

WHEREAS, on February 22, 1999, the Selma Planning Commission at a regularly scheduled meeting, considered the status of Conditional Use Permit No. 87-255, approved for the property located at 2001 Whitson Street (99 Club i.e. Rico's 99 Club); and

WHEREAS, the Commission considered the Planning Division staff report and all public testimony of interested parties; and

WHEREAS, the Commission deliberated and prepared its findings for modifying the Conditional Use Permit as stated and included in this Resolution as Attachment 'A'; and

WHEREAS, the Commission, having made its findings of fact, was of the opinion that Conditional Use Permit No. 87-255 should be modified and approved subject to certain conditions of approval to be listed and made a part of the Resolution as Attachment 'B'.

NOW, THEREFORE, BE IT RESOLVED, that the Selma Planning Commission approves a modified Conditional Use Permit No. 87-255 ensuring that all current standards are met.


The foregoing Resolution is hereby approved this 22<sup>nd</sup> day of February, 1999, by the following vote, to wit:

AYES: COMMISSIONERS: Wyrick, Pendegraft, Allen, Baughman, Kessler, Moore, Grey

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

ATTEST:

  
Secretary, Selma Planning Commission

  
CHAIRMAN OF THE COMMISSION

Attachment 'A': Findings.

Attachment 'B': Conditions of Approval

**ATTACHMENT 'A'**

**FINDINGS FOR CONDITIONAL USE PERMIT NO. 87-255  
and  
MODIFICATION of CONDITIONAL USE PERMIT NO. 87-255  
(99 Club i.e. Rico's 99 Club)**

**THE PLANNING COMMISSION FINDS THAT:**

**FINDING 1:**

That the grounds that would otherwise justify a revocation of the permit or variance can be corrected or cured by a modification imposing new or additional conditions.

Response:

Circumstances beyond the control of the permit can now be corrected with the modification and the additional conditions.

**FINDING 2:**

That one (1) or more of the original conditions of the permit or variance is unworkable, impractical, or otherwise fails to accomplish the original aims.

Response:

The future use of the site should be in accordance with current City standards and policies at such time as the property is redeveloped. It is in the interest of the public's general safety, health and welfare, that the Conditional Use Permit and any other associated approval should be modified.

**FINDING 3:**

The site for the use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by Section 11-16 to adjust said use with land uses in the neighborhood.

Response:

The subject property is an existing use and has been shown to be adequate in size and shape for continued use as a public bar with the proposed On-Sale Public Premises license (Type 48) which authorizes the sale of beer, wine and distilled spirits for consumption on the license premises. The Type 48 license also authorizes the sale of beer and wine for off-site consumption. Minors are not allowed to enter and remain on the premises.



**FINDING 4:**

That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.

Response:

The proposal should not create additional traffic and, therefore, will not have any impacts on existing streets.

**FINDING 5:**

That the proposed use will have no adverse effect on property within a three hundred foot (300') radius of the permitted use thereof. In making this decision the Planning Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation, setbacks, height of buildings, walls and fences, landscaping, outdoor lighting, signs, and other such characteristics as will affect surrounding property.

Response:

The proposal will not have an adverse impact on nearby properties because the use is permissible and acceptable to the purpose of a public bar. Conditions of approval are incorporated into the approval to further minimize potential impacts of the use.

**FINDING 6:**

The conditions of approval stated in Attachment 'B' of this resolution are necessary to protect the public health, safety and general welfare, because the conditions ensure that the project complies with federal, state and local requirements which were implemented to protect the public health, safety and general welfare.

Response:

The conditions of approval are necessary to regulate the proposed use and continuation of the existing use so that it will not have a negative impact on the life in the community and, therefore, protect the public health, safety and general welfare.

**FINDING 7:**

The proposed use is consistent with the Selma General Plan and applicable land use component plans that may establish criteria for approval and/or standards for



development, because the proposed use allowed under the Community Commercial general plan land use designation complies with the zoning ordinance regulations.

Response:

The project is consistent with the General Plan because a public bar with the sale of beer, wine and distilled spirits is a compatible use with the Community Commercial General Plan land use designation. It is allowed as part of a public bar that is not a restaurant which is consistent with the general plan. The project has complied with all criteria for the conditional use permit.

**ATTACHMENT 'B'**

**CONDITIONS OF APPROVAL  
MODIFICATION OF CONDITIONAL USE PERMIT NO. 87-255  
(99 Club i.e. Rico's 99 Club)**

1. Conditional Use Permit No. 87-255 shall be modified for continued operation subject to review by the Planning Commission at six (6) month intervals for a period of two years and the reissuance of an On Sale General Public Premises license (Type 48 license) from California Alcoholic Beverage Control. The Selma Police Department shall prepare a list of calls for emergency services and shall report the list to the Planning Commission in order to consider the on going status of the Conditional Use Permit on the property.
2. Public dancing shall only be permitted as per the regulations stipulated in Title 6, Chapter 10 of the Municipal Code. Such uses require a permit from the Chief of Police. The introduction of regularly scheduled dance evenings shall be the subject of a separate review.
3. Any music or amplified speakers shall maintain sound volumes complying with those prescribed in Municipal Code Title 6, Chapter 17.
4. No persons under 21 years of age shall be permitted to enter into or remain in the bar during business hours.
5. There shall be no performances, by either male or female performers that involve topless, bottomless, semi-nude, nude or obscene dancing or other performance activities.
6. No loitering or consumption of alcoholic beverages shall be permitted on the public ways adjacent to the subject premises. The property shall be clearly posted pursuant to Selma Municipal Code Title 11, Chapter 8, Section 10 (C)2a.
7. There shall be no more than one (1) pool table on the premises.
8. The applicant shall submit an interior and exterior lighting/illumination plan. The lighting/illumination plan shall be reviewed by the Selma Police Department prior to occupancy.
9. The property shall be kept free of trash and debris, and maintained in good repair at all times. The applicant shall comply with Title 8, Section 8.7.5 and keep the streets clear.

Page 2 of 2

Conditions of Approval

Modification of Conditional Use Permit No. 87-255

12. The Hours of operation shall be 10:00 a.m. to 2:00 a.m..
13. Licensed Security Patrol, as approved by the Selma Police Department, shall be provided on Fridays, Saturdays and Sundays.
14. The failure to comply with all conditions of approval shall be grounds for revocation of the Modification of Conditional Use Permit No. 87-255 approval.

BEFORE THE  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
OF THE STATE OF CALIFORNIA

COF 1

IN THE MATTER OF THE APPLICATION OF

SALINAS, Bertha  
9 Club  
001 Whitson  
elma, CA 93662

FILE 48-362564

REG.

PETITION FOR CONDITIONAL  
LICENSE

for Issuance of an On-Sale General License

under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, pursuant to Section 23958 of the Business and Professions Code, the Department may deny an application for a license where issuance would result in or add to an undue concentration of licenses; and,

WHEREAS, the proposed premises are located in Census Tract 0071 where there presently exists an undue concentration of licenses as defined by Section 23958.4 of the Business and Professions Code; and,

WHEREAS, the petitioner(s) stipulate(s) that by reason of the aforementioned overconcentration of licenses, grounds exist for denial of the applied-for license(s); and,

WHEREAS, the Selma Police Department has protested the issuance of the applied-for-license; and,

WHEREAS, the protest is due to past law enforcement problems occurring at the premises; and,

WHEREAS, the proposed premises and/or parking lot, operated in conjunction therewith, are located within 100 feet of 1 residence(s); and,

WHEREAS, issuance of the applied-for license without the below-described conditions would interfere with the enjoyment of the property by nearby residents and constitute grounds for the denial of the application under provisions of Rule 61.4, of Chapter 1, Title 4, of the California Code of Regulations; and,

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

W, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of 10:00 A.M. and Midnight (12:00 A.M.) on Monday through Thursday, and 10:00 A.M. and 2:00 A.M. on Friday through Sunday.

All exterior door(s) shall be kept closed at all times during the operation of the premises except in cases of emergency and to permit deliveries.

Only one (1) pool or billiard table may be maintained on the premises at any time.



Entertainment provided shall be limited to one Disc Jockey and one Jukebox on the premises at any time. Additional live entertainment provided will be permitted only if approved in writing by the Selma Police Department. Written approval must be produced upon request by local law enforcement and/or representatives of the Department of Alcoholic Beverage Control.

There shall be no topless and/or nude dancing permitted on the premises at any time.

Entertainment provided shall not be audible beyond the area under control of the licensee.

Between the hours of 8:00 P.M. to one-half hour after closing on Friday, Saturday, and Sunday nights, or at any time the premises is providing live entertainment, the petitioner(s) shall provide one uniformed security guard licensed through the Department of Consumer Affairs, who shall maintain order therein and prevent any activity which would interfere with the quiet enjoyment of the surrounding community.

The sale of beer and wine for consumption off the premises is strictly prohibited.

The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.

The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Additionally, the position of such lighting shall not disturb the normal privacy and use of any neighboring residences.

No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensees.

Petitioners shall regularly police the area under their control in an effort to prevent the loitering of persons about the premises.

No portion of the premises, including the office area, shall be maintained as living quarters.

Petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

Petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

WITNESSED THIS 4-30-00 DAY OF \_\_\_\_\_, 19\_\_.

Bertha Linas  
Petitioner

\_\_\_\_\_  
Applicant/Petitioner



**CITY MANAGER'S/STAFF'S REPORT**  
**REGULAR CITY COUNCIL MEETING DATE:**

June 1, 2015

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**ITEM NO:**

3.

**SUBJECT:**

Consideration and necessary action on a Resolution approving Conditional Use Permit No. 2015-0031, for the construction of a Fresno County Housing Authority housing facility – *public hearing*

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**DISCUSSION:** The Fresno County Housing Authority has maintained housing units at 2132 Locust located on the corner of Olive and Peach streets since the 1950s. The Housing Authority is seeking United States Department of Housing and Urban Development funding to assist them to demolish the existing units and reconstruct a new two story multifamily facility on the existing parcel. The project will include on-site and off-site improvements in addition to amenities such as a Community Building, Swimming Pool and an onsite manager's unit. The site will also be conditioned to have controlled entries, security cameras with a masonry perimeter wall to restrict unwanted access.

The Fresno County Housing Authority has developed a conceptual site plan which proposes to build 42 to 50 dwelling units in three buildings on the property which consists of approximately 4.36 acres. The project will be nearly identical to a project recently constructed by the Fresno County Housing Authority in Reedley. A copy of the elevations of the Reedley project and conceptual site plan are included in this Staff Report. The subject property is designated medium density residential in the 2035 General Plan and is zoned R-2. The medium density residential designation will allow up to 47 units on the subject property. The R-2 zoning designation allows for two and three family dwellings and multiple-family groups thereof subject to an approved conditional use permit. (SMC 11-4.1-3(B).) The R-2 zone allows for a population density on the subject property (4.36 +/- acres) of 42 dwelling units with a minimum of 4500 sq. ft. per dwelling unit. (SMC 11-4.1-13.)

State law mandates that each city and county in California must provide housing for all needs, such as those of the disabled, the elderly, large families, and all income levels. Projects like this one helps Selma to meet its Regional Housing Needs Allocation (RHNA) as determined by Fresno COG and California Housing and Community Development (HCD).

The California State Density Bonus Regulations as stated within California Government Code Sections 65915 et seq. require jurisdictions to provide a density bonus and incentives to developers for the production of housing units.

To qualify the developer must either reserve twenty percent of the units for lower income families (60% of Area Median Income or less); or set aside ten percent of the units for very low income families (50% of Area Median Income or less). This project meets these

parameters and is entitled to a density bonus plus additional concessions. A density bonus is an increase in allowable density of **at least** twenty five percent over the allowable density of the existing general plan designation. The acceptable concessions include:

- a) a reduction of site development standards or a modification of zoning code requirements
- b) other regulatory incentives or concessions resulting in cost reductions.

A city must either grant a density bonus and at least one of these acceptable concessions, or provide alternate incentives or concessions of equivalent value. The granting of a density bonus does not require a **General Plan Amendment, zoning change**, or other discretionary approval. The applicant is requesting and staff is recommending a twenty-five (25) percent density bonus to allow up to 52 units on the subject property in order to accommodate the Applicant's project. Development of the project will be subject to the submittal and approval of a site plan. The final number of units will be determined during the site plan review process and will depend on the placement of the buildings on the property in conformity with required setbacks and other site requirements applicable to the R-2 zone.

<b><u>COST:</u></b> (Enter cost of item to be purchased in box below)		<b><u>BUDGET IMPACT:</u></b> (Enter amount this non-budgeted item will impact this years' budget in box below – if budgeted, enter NONE).
None		None
<b><u>FUNDING:</u></b> (Enter the funding source for this item in box below – if fund exists, enter the balance in the fund).		<b><u>ON-GOING COST:</u></b> (Enter the amount that will need to be budgeted each year in box below – if one-time cost, enter NONE).
Funding Source: N/A  Fund Balance:		None

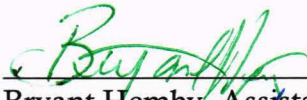
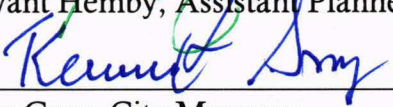
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**RECOMMENDATION:**      Approve Conditional Use Permit 2015-0031, and Density Bonus to allow the construction of Multi-Family Groups on an existing Fresno County Housing Authority site.

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	<u>5/26/2015</u>
Bryant Hemby, Assistant Planner	Date
	<u>5/28/15</u>
Ken Grey, City Manager	Date

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<b><i>Attachments</i></b>	<b><i>Page</i></b>
1.    Location Map.....	4-5
2.    Conceptual Site Plan and Elevations .....	6-10
3.    Resolution approving Conditional Use Permit No. 2015-0031 And Environmental Assessment .....	11-21





**SUBJECT PROPERTY**

**2132 Olive Street  
Fresno County Housing Authority  
Existing facility**



**CITY OF SELMA  
COMMUNITY DEVELOPMENT  
DEPARTMENT**



June 1, 2015 Council Packet





A	B	C	D	E	F
4000 - 3500	3400 - 2900	2800 - 2500	2400 - 2000	1900 - 1300	1200 - 900









BUILDING A - FRONT ELEVATION  
SCALE: 3/32"



BUILDING A - SIDE ELEVATION  
SCALE: 3/32"



BUILDING A - SIDE ELEVATION  
SCALE: 3/32"



MOGAVERO  
NOTESTINE  
ASSOCIATES

SHOCKLEY TERRACE  
SELMA, CA 29 APRIL 2015

Building A & B Elevations  
scale: 3/32"





BUILDING E & F - ELEVATION SIDE 1  
SCALE: 3/32"



BUILDING E & F - ELEVATION SIDE 2  
SCALE: 3/32"



MCGAVERN  
NOTESTINE  
ASSOCIATES

SHOCKLEY TERRACE  
SELMA, CA 29 APRIL 2015

Building E & F Elevations  
scale: 3/32"





BUILDING E & F - ELEVATION SIDE 3  
SCALE: 3/32"



BUILDING E & F - ELEVATION SIDE 4  
SCALE: 3/32"



MCGAVERO  
NOTELINE  
ASSOCIATES

SHOCKLEY TERRACE  
SELMA, CA 29 APRIL 2015

Building E & F Elevations  
scale: 3/32"





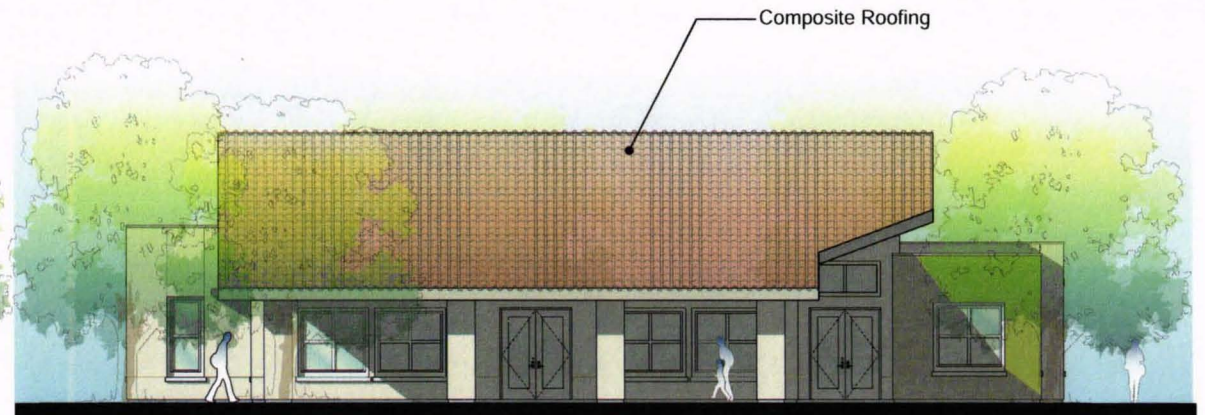
BUILDING D - NORTH ELEVATION  
SCALE: 3/32"



BUILDING D - EAST ELEVATION  
SCALE: 3/32"



BUILDING D - WEST ELEVATION  
SCALE: 3/32"



BUILDING D - SOUTH ELEVATION  
SCALE: 3/32"



MOGAVERO  
NOTESTINE  
ASSOCIATES

SHOCKLEY TERRACE  
SELMA, CA 29 APRIL 2015

Building C Elevations  
scale: 3/32"

**RESOLUTION NO. 2015 – \_\_\_\_ R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA  
APPROVING CONDITIONAL USE PERMIT NO. 2015-0031  
WITH A DENSITY BONUS, SUBJECT TO  
FINDINGS AND CONDITIONS OF APPROVAL**

**FRESNO COUNTY HOUSING AUTHORITY SHOCKLEY TERRACE  
MULTI FAMILY RESIDENTIAL APARTMENTS**

**WHEREAS**, on June 1, 2015, the Selma City Council, at a regularly scheduled meeting, held a public hearing to consider a Conditional Use Permit with a Density Bonus, filed by the Fresno County Housing Authority for a new multifamily facility. The proposal is to allow a six multi-family residential housing development on an existing 4.36 acre parcel located at 2132 Locust located on the south west corner of Peach and Olive Streets in Selma; and

**WHEREAS**, the City Council conducted a public hearing, noticed in accordance with all applicable state and local laws, and considered the proposal and the staff report together with all public testimony of interested parties; and

**WHEREAS**, per the Public Resource Code Section 21080.1 Division 13, California Environmental quality Act (CEQA), the City of Selma is responsible for determining whether an environmental impact report, a negative declaration, or a mitigated negative declaration shall be required; and

**WHEREAS**, the City Council of the City of Selma having considered the entire record of the matter makes the following findings based on substantial evidence provided:

1. The Project meets the requirements of 14 CCR§15192 as follows:
  - a. Is consistent with the 2035 General Plan; and
  - b. Is consistent with applicable City of Selma zoning ordinance (R-2 zone).
2. The Project and other projects approved prior to this Project can be adequately served by existing utilities and the Project applicant will be required, as a condition to approval, to pay all applicable in-lieu of or development fees.
3. The Project site is currently developed as a low-income housing development and does not contain any wetlands; Does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, or invertebrates depend on for their conservation and protection; does not harm any species protected by the Federal Endangered Species Act of 1973; and does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the Project was deemed complete.
4. The Project is not included on any list of any facilities and sites compiled pursuant to §65962.5 of the Government Code.
5. The site is not the subject of a Preliminary Endangerment Assessment.



6. The Project will not have a significant effect on historical resources pursuant to §21084.1 of the Public Resources Code.
7. The property is not subject to a wild land fire hazard.
8. The site does not have an unusually high risk of fire or explosion from materials stored on or used on nearby properties.
9. The Project site does not present a risk of a public health exposure that would exceed the standards established by any State or Federal agency.
10. The Project is not within a delineated earthquake fault zone or seismic hazard zone as determined pursuant to §2622 and 2692 of the Public Resources Code.
11. The Project does not present a landslide hazard and is not located in a floodplain, floodway or restriction zone, the Project is not located on developed open space.
12. The Project site is not located within the boundaries of a State Conservancy.
13. The Project site has not been divided into smaller projects to qualify for one or more of the exemptions set forth in Title 14 CCR §15193 to 15195.
14. The Project is less than five acres in area.
15. The Project is located within an incorporated city with a population density of at least one thousand persons per square mile and there is no reasonable possibility that the Project will have a significant impact on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the Project.
16. The Project site has been previously developed for a qualified urban use, specifically a low income housing project by the applicant.
17. The Project consists of the construction of one hundred or fewer units that are affordable to low income households and the developer of the project will provide sufficient legal commitments to the City to insure the continued availability and use of the housing units for low income households for a period of not less than thirty years pursuant to §50053 of Health and Safety Code; and

**WHEREAS**, based on the entire record and the above findings and exercising its independent judgment the City Council of the City of Selma finds that the Project is exempt from CEQA pursuant to 14 CCR §15194, The Affordable Housing Exemption; and

**WHEREAS**, the City Council deliberated and determines that the following findings of fact for approval listed and included in this Resolution can be made based on the reports, evidence and verbal presentations, and hereby finds:

## FINDINGS:

1. The request for Density Bonus and the proposed project is in compliance with Selma Municipal Code (SMC) Section 11-30-8 (A) and State Law (Government code Section 65915). The City of Selma is committed to ensure the peace, tranquility, health, safety, and general welfare of all of its citizens while meeting the needs of all citizens in Selma for a suitable living environment.
2. The existing access streets are built to City standards or will be improved to City standards as part of the Conditions of Approval of the project, and will be adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. The design of the project or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.
4. The site for the use is adequate in size and shape to accommodate said use, and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by Selma Municipal Code (SMC) Section 11-20.1 to adjust said use with land uses in the neighborhood. The Subject property is adequate for the proposal.
5. All conditions of approval related to dedications, easements, street improvements, the installation of infrastructure such as sewer and water lines, storm drain facilities, and other public improvements have been evaluated and it has been confirmed that there is a rough proportionality and/or a required degree of connection exists between the dedication imposed or public improvement required and the proposed development.
6. The proposed use is compatible with surrounding uses and will have a less the significant effect on property within the three hundred foot (300') radius of the project.

**WHEREAS**, the City Council, having made its Findings for Approval, was of the opinion that Conditional Use Permit 2015-0031 should be approved subject to the following certain conditions of approval which are made a part of the Resolution:

## CONDITIONS OF APPROVAL:

### *Planning Division*

1. The Site Plan improvements shall commence within two (2) years of the approval of the Site Plan. If not commenced within the two (2) year period, the Site Plan shall automatically expire on June 5, 2017. The site plan improvements shall be considered in progress when building permits are issued and 10% of the above ground construction has been completed, as determined by the Community Development Director.
2. The Developer or successor in interest shall sign the "Acknowledgement and Acceptance of Conditions." Conditions must be signed prior to issuance of building permits. The design of improvements for the proposed project shall be consistent with the Selma General Plan and the appropriate residential zone classification.

3. The Development or successor in interest of the site shall be in substantial conformity with the approved site plan and elevations shall be in conformance with approvals of the Community Development Director. A revised site plan demonstrating compliance with these conditions shall be submitted for review and approval by the City prior to the issuance of building permits.
4. Site Plan Review shall be consistent with all regulations applicable to the R-2 Multiple-Family Residential Zone District, Chapter 4.1 of the Selma Zoning Ordinance, except for the increase in population and unit density as authorized by the approved Conditional Use Permit.
5. The proposed color palette for the structures shall be approved prior to the issuance of building permits.
6. The Developer or successor in interest shall contact and comply with the requirements of the United States Postal Service - Selma Office - for the cost, location and type of mailbox to be installed if one is to be utilized on-site. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction. Cluster boxes, when required, shall be installed at the developer's cost by the developer.
7. An on-site exterior lighting plan shall be reviewed and approved by the Selma Police Department and Community Development Department during the Site Plan approval process. All lighting fixtures shall have a sharp cut-off feature near the property lines. Ambient light and glare outside of the project shall be minimized to residential levels. Two (2) sets of hard copy and one digital (PDF) must be submitted.
8. The Developer or successor in interest, as part of the required improvements, shall provide on-site and off-site landscaping and irrigation plans and fees as required herein. The Developer or successor in interest shall submit two (2) hard copies and one digital (PDF) file of on- and off-site landscape and irrigation system plans. Landscape plans shall be prepared by a landscape designer, a licensed landscape architect or other qualified person, and approved by the Community Development Department prior to the issuance of building permits.
9. Storage of miscellaneous supplies and maintenance equipment shall be within enclosed buildings. Any designated storage area shall be reviewed and approved by the Community Development Department.
10. The location and placement of walls and fences shall be reviewed and approved by the Selma Police and Fire Departments, and Community Development Department during the Site Plan approval process.
11. The Developer or successor in interest shall construct a *solid decorative six (6) foot masonry block* wall to act as a buffer from other adjacent uses. Emergency vehicle access openings 20 feet in width shall be provided as locations approved by the Police and Fire Chiefs. The top of the wall shall have an ornamental barrier to prevent persons from climbing over the wall.
12. All future improvements and modifications to the grounds and the structures must be

reviewed and approved by the Community Development Department prior to the commencement of these changes. Minor changes to the approved site plan that do not affect the intent or major design considerations may be approved administratively by the Community Development Director.

13. No storage of Recreational Vehicles or inoperable vehicles is permitted on-site.
14. The design and location of the on-site trash enclosures is subject to approval by Selma Disposal and Recycling. The location of the trash enclosures shall be approved by the Community Development Department and ensure serviceability by the City's solid waste service provider.
15. The Developer or successor in interest shall comply with the City requirements for addressing the buildings. The size of the numbers shall be a minimum of twelve (12) inches. The location shall be determined and approved by the Police and Fire Departments.
16. The Developer or successor in interest shall contact the Community Development Department at least 24 hours in advance for a final walk-through inspection prior to the final building inspection and issuance of a Certificate of Occupancy.
17. Applicant shall provide sufficient legal commitments to the City to insure continued availability and use of the housing units for lower income households for a period of not less than thirty years at monthly housing costs deemed to be "affordable rent" for low income, very low income, and extremely low income households, as determined pursuant to §50053 of the Health and Safety Code.

### ***Building Division***

18. Prior to issuance of building permits, grading and drainage plans (One Hard Copy and one PDF) shall be submitted. The Developer or successor in interest shall provide and pay for any compaction tests, at locations designated by the City. A copy of the compaction test results shall be provided to the Selma Engineering Division.
19. The Developer or successor in interest shall provide all necessary plans for review and approval by the Selma Building Official. All required building permits and inspections shall be obtained prior to the issuance of a Certificate of Completion and commencement of occupancy. Final approved plans must be submitted in digital form to the Building Division.
20. The Developer or successor in interest shall comply with the most currently adopted version of all California Codes and regulations as required.
21. All facilities shall be fully accessible to the disabled, in accordance with Federal, State and local law. This includes handicapped parking, ramps, and grades. Final set of Building Plans must be stamped and approved with a CASP certification.



### *Engineering Division*

22. The Developer or successor in interest shall provide the current filing fee, a copy of the current preliminary title report and legal description and all required fees.
23. The Developer or successor in interest shall submit to the City of Selma Engineering Division, a set of construction plans on 24" x 36" sheets (and one PDF file) with City standard title block for all required improvements. These plans shall be prepared by a registered civil engineer, and shall include a site grading and drainage plan and an overall site utility plan showing locations and sizes of sewer, water, irrigation, and storm drain mains, laterals, manholes, meters, valves, hydrants, other facilities, etc. Plan check and inspection fees per City of Selma shall be paid with the first submittal of said plans. All plans shall be approved by the City and all other involved agencies prior to the release of any development permits.
24. Improvements at the time of new development will include, but are not limited to, grading, paving, pavement markings, curb gutter, sidewalk, and required approaches. Sidewalks may be required on adjacent access streets to provide safe pedestrian access to the site, as determined by the City Engineer.
  - a) The developer shall construct missing sidewalk (approximately 185') on the west side of Olive Street.
25. Upon approval of improvement plans, the Developer or successor in interest shall provide the City with the appropriate number of copies and one digital file.
26. All on-site and off-site improvements shall be constructed in conformance with City specifications and as approved by the City Engineering Division. The design and construction of all public and private improvements shall be in accordance with City specifications and as approved by the Public Works and Engineering Divisions, as are in effect at the time of approval, except as provided for in these conditions.
27. The Developer or successor in interest shall comply with, and be responsible for obtaining encroachment permits from the City of Selma for all work performed within the City's right-of-way.
28. The Developer or successor in interest shall provide a dedication for a ten (10) foot public utility easement along all frontages of the project as approved by the City Engineer and the public utilities companies.
29. The Developer or successor in interest shall comply with the requirements of the Pacific Gas and Electric Company (PG&E), Pacific Bell (PB) and AT&T Cable (AT&T). The City shall not accept first submittals without proof that the Developer or successor in interest has the appropriate utility approval.
30. All utilities shall be installed as per the regulations, and rules of the applicable utility company.
31. The Developer or successor in interest shall contact the Regional Water Quality Control Board and comply with all requirements, pay all applicable fees required, obtain any

required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans and shall be submitted to and approved by the Board prior to the release of any development permits.

32. The Selma City Engineer shall be contacted for an inspection 24 hours prior to final inspection and Certificate of Occupancy.

#### ***Police Department***

33. A fully functional color digital video camera system must be in place to record the activities of the premises. The developer or successor in interest shall work with the Selma Police Department for placement of equipment. The camera storage capacity should be for at least one week (seven calendar days). The System must continuously record, store, be capable of playing back images and be fully functional at all times. Any recordings of criminal activity shall be provided to the Selma Police Department within 24 hours of the initial request.

#### ***Fire Department***

34. All buildings must be equipped with an approved automatic fire sprinkler system meeting NFPA 13R.
35. An identified and delineated, all-weather fire lane circulating the entire complex shall be determined by the Selma Fire Department.
36. The Developer or successor in interest shall install the appropriate number of fire hydrants spaced no farther than 300 feet apart and flowing a minimum of 2,000 gpm at 20 psi residual. On-site fire hydrants location and placement shall be approved by the Fire Department and shall be protected by bollards.
37. All weather access shall be provided to all areas of the development during all phases of construction to the satisfaction of the Fire Department.
38. Fire extinguishers shall be installed as per the requirements of the Fire Department, with horn strobe mounted outside each apartment.
39. Additional fire protection may be identified and required upon review of the building plans and upon determination of the occupant loading.
40. The Selma Fire Department shall be contacted for a safety inspection prior to final inspection and Certificate of Occupancy.

#### ***CITY ATTORNEY - Defense and Indemnification Provisions:***

41. The City shall not be liable to the Developer or to any other person, firm, or corporation whatsoever, for any injury or damage that may result to any person or property by or from any cause whatsoever in, on, or about the project of said land covered by this Conditional

Use Permit, or any part thereof. The preceding sentence shall not apply to any liability, loss, cost of damages caused solely by the negligence active or passive or willful misconduct of the City or its agents.

42. The Developer or successor in interest hereby releases and agrees to indemnify and hold the City Engineer, and its officers, agents, employees and volunteers harmless from and against any and all injuries to and deaths of persons or injuries to property, and all claims, demands, costs, loss, damage and liability, howsoever the same may be caused and whensoever the same may appear, resulting directly or indirectly from the performance or nonperformance of any or all work to be done in said project including but not limited to the street right of way in said Conditional Use Permit and upon the premises adjacent thereto pursuant to these conditions, and also from any and all injuries to and deaths of persons and injuries to property or other interests, and all claims, demands, costs, loss, damage, and liability, howsoever same may be caused and whensoever same may appear, either directly or indirectly made or suffered by the Developer, the Developer's agents, employees, and subcontractors, while engaged in the performance of said work. The preceding sentence shall not apply to any liability, loss, cost, damage and liability caused solely by the negligence (active or passive) or willful misconduct of the City or its agents.
43. Costs and reasonable expenses and fees, including reasonable attorney and administrative fees, incurred by the local agency shall be the responsibility of the Developer or Successor in interest.

***Selma-Kingsburg-Fowler County Sanitation District***

44. Connection to the City's sewer collection system shall be in accordance with District Standards.
45. The Developer or successor in interest is to submit a detailed set of improvement plans; sewer connection permit fees are applicable.

***California Water Service Company***

46. The Developer or successor in interest shall comply with all applicable improvements and upgrades as per the rules and regulations of Cal Water.
  - a) Shall install low flow fixtures (toilets, hot water heaters etc.).
  - b) The site shall comply to water restriction.
  - c) No washing of vehicles on site.
  - d) The project shall participate in city wide water recharge program.

***Selma Unified School District***

47. The Developer or successor in interest must contact Selma Unified School District and pay all applicable fees at the time of building permit issuance.

***San Joaquin Valley Unified Air Pollution Control District***

48. The developer or successor in interest shall comply with the San Joaquin Valley Unified Air Pollution Control District Rules and Regulations for dust control on unpaved

surfaces. A Dust Control Plan, AIA, and compliance with 9510, shall be prepared by the developer and or successor in interest and approved by the APCD.

- a) Provide a pedestrian-friendly and interconnected streetscape to make walking more convenient, comfortable, and safe (including appropriate signalization and signage requirements).
- b) Provide good access to/from the development for pedestrian's bicyclists, and transit users.
- c) Plant drought-tolerant native shade trees along southern exposures of buildings to reduce energy used to cool buildings in summer.
- d) Provide shade tree planting in parking lots to reduce evaporative emissions from parked vehicles. The landscaping design shall provide 25 percent tree coverage within 10 years of construction using low ROG-emitting, low-maintenance, native drought resistant trees.
- e) Implement onsite circulation design elements in parking lots to reduce vehicle queuing and improve the pedestrian environment.

49. The developer or successor in interest shall implement the following measures:

- a) Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
- b) Install wind breaks at windward side(s) of construction areas.
- c) The hours of operation of heavy-duty equipment shall be minimized (when applicable).
- d) All equipment shall be properly tuned and maintained in accordance with manufacturer's specifications (when applicable).
- e) When feasible, alternative fueled or electrical construction equipment shall be used at the project site.

50. The accumulation of mud or dirt shall be expeditiously removed from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.

- a) Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least two feet of freeboard. Trucks transporting fill material/soil to and from the site shall be tarped/covered from the point of origin. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads. Utilize wheel washers for all exiting trucks, or wash off all trucks and equipment prior to leaving the site as needed.
- b) After clearing, grading, earth moving, or excavation is completed, the disturbed area shall be treated by watering, re-vegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

51. The Project shall incorporate the following energy conservation measures into Project building.

- a) Meet or exceed the California Title 24 Energy Code for all relevant applications, including energy efficient appliances and lighting.
- b) Incorporate the use of solar panels for water heating systems and water heater systems that heat water only on demand into the design of all habitable structures, to be



determined by the City Building Official based on a determination that the costs of installing these elements would exceed the cost of the energy that would be saved had a water system otherwise meeting the SJVAPCD Rule 4308 requirements for energy efficiency, or cost 20% above the cost of otherwise available water heating systems meeting the SJVAPCD Rule 4308 requirements.

- c) Include design elements that maximize the use of natural lighting, to be determined by the City Building Official based on assessment of whether the project design meets the standards of the industry to incorporate natural lighting into interior spaces.

***Fresno Human Health Services - Environmental Health***

- 52. All construction equipment must be maintained according to the manufacturers' specifications, and noise generating construction equipment must be equipped with mufflers. Noise-generation construction activities shall be limited to daytime hours only.
- 53. The Developer or successor in interest shall submit detailed grading and drainage plans to the City Engineer for review and approval prior to the issuance of building permits. The grading and drainage plan shall provide for the disposal of on-site storm water accumulation in a manner that does not adversely impact the other private and public properties.

***General:***

- 54. The Developer or successor in interest shall submit a detailed design on the transit stop proposed for review by the Community Development Department and Engineering Department.
- 55. Additional conditions may be identified and required upon review of the building plans.
- 56. Failure to comply with the conditions of approval shall result in the termination of the Conditional Use Permit and cancelation of the Site Plan.

**NOW, THEREFORE, BE IT RESOLVED**, that the Selma City Council hereby finds and takes the following actions:

- 1. The above facts are true and correct and incorporated by this reference as though fully set forth at this point.
- 2. The above findings are supported by the record and presentation to the City Council.
- 3. The City Council hereby approves Submittal No. 2015-0031 (Conditional Use Permit) with a Density Bonus subject to the Findings for Approval which are incorporated by this reference herein as though fully set forth at this point.

The foregoing Resolution was duly adopted this 1<sup>st</sup> day of June 2015, by the following vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

\_\_\_\_\_  
SCOTT ROBERTSON  
MAYOR OF THE CITY OF SELMA

ATTEST:

\_\_\_\_\_  
Reyna Rivera  
City Clerk of the City of Selma

**CITY MANAGER'S/STAFF'S REPORT  
CITY COUNCIL MEETING:**

June 1, 2015

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**ITEM NO:**

4.

**SUBJECT:**

Consider request from Selma Cancer Support to waive fees for use of Pioneer Village for a Taco Slam fundraiser. In addition, requesting a policy waiver regarding the beer garden.

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**DISCUSSION:**

The Selma Cancer Support Organization has submitted a request to waive fees for use of Pioneer Village for their first Taco Slam. This event is scheduled for Pioneer Village on June 21, 2015 as a fundraiser for Selma Cancer Support and Selma Police Department's Citizen's Association.

The Taco Slam will include wrestling from Lucha Xtreme, taco trucks and a beer garden. Funds raised from this event as stated would benefit the Selma Cancer Support and the Selma Police Department's Citizen's Association. (Request Letter is Attachment A).

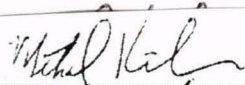
Pioneer Village normally requires a \$500.00 payment or 20% of profit, whichever is higher for a Non-Profit Group to rent Pioneer Village. Recently there has been approval to waive the 20% portion but not the base rate of \$500.00. The Pioneer Village Advisory Commission did unanimously approve the recommendation to waive the 20% clause in the rental policy and recommended a flat rate charge of \$500.00 be charged for use of Pioneer Village. (The Selma Cancer Support does have their annual Cancer Walk scheduled in September of every year fees fully waived, this is the only event to have all fees waived). Attachment B is the minutes from the May 6, 2015 Pioneer Village Advisory Commission. The addition of the monthly Landscaping Service at Pioneer Village and the 50% reduction to Pioneer Village from the Cattlemen's rent, is a concern of the Commission in consideration of waiving fees completely.

In addition, the policy of Pioneer Village requires a beer garden. The Selma Cancer Support is requesting alcohol be permitted throughout the event and each person will be I'D with a color wristband to identify those over the age of 21. All Alcohol Beverage Control (ABC) permits will be required as well as security.

Staff has informed the Selma Cancer Support Representative Char Tucker this item will be on the agenda for City Council to consider.

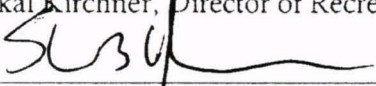
<b><u>COST:</u></b> (Enter cost of item to be purchased)		<b><u>BUDGET IMPACT:</u></b> (Enter amount this non-budgeted item will impact this years' budget – if budgeted, enter NONE).
No cost. Staff time preparing grounds.		N/A
<b><u>FUNDING:</u></b> (Enter the funding source for this item – if fund exists, enter the balance in the fund).		<b><u>ON-GOING COST:</u></b> (Enter the amount that will need to be budgeted each year – if one-time cost, enter NONE).
N/A		N/A

**RECOMMENDATION:** Consider request from Selma Cancer Support to waive fees for use of Pioneer Village for a Taco Slam fundraiser. In addition, requesting a policy waiver regarding the beer garden.

  
Mikal Kirchner, Director of Recreation

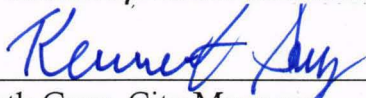
5/22/15

Date

  
Steve Yribarren, Finance Consultant

5/28/15

Date

  
Kenneth Grey, City Manager

5/28/15  
Date

We \_\_\_\_\_ and \_\_\_\_\_  
Kenneth Grey, City Manager Steve Yribarren, Finance Consultant

do hereby agree that the funding for the above is correct and that enough funds exist to cover the expenditure.





# Selma's Cancer Support

2128 North St., Selma, CA 93662 (559) 891-7591

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April 3, 2015

Re: Fundraiser to benefit Selma's Cancer Support & Selma Police Dept.

We are requesting a fee waiver for the first year of this event. It will be a fundraiser that will benefit both Selma's Cancer Support and the Citizen's Assoc. for Selma P.D. Funds going to Selma's Cancer Support will benefit local cancer patients while going through treatment with such things as rent, utilities, co-pays, medications, etc. Funds going to the police department will be used for such things as training, equipment, etc. As you know there is a shortage of funds available to the police department and our proceeds will fill in the gaps where there is a need that is not available in their budget. No funds will be used for salaries.

Our first major fundraiser will be held June 21, 2015, Father's Day. It will be called Taco Slam and will include wrestling from Lucha Xtreme, taco trucks and a beer garden. This is a costly event for us to host so any help we can get would be greatly appreciated.

If you should have questions please feel free to call. Thank you in advance for your consideration for a fee waiver.

Sincerely,

Char Tucker, President  
Selma's Cancer Support  
559-891-7591

**PIONEER VILLAGE ADVISORY COMMISSION**

**Minutes**

**May 6, 2015**

**Call to Order:**

The meeting of the Pioneer Village Advisory Commission was called to order by Chairperson Virginia Lees at 6:31 p.m. at City Hall, 1710 Tucker Street.

**Roll Call:**

Present: Commissioners: Virginia Lees, Susan Wells, Bob Allen, Louis Franco and Al King.

Absent: Commissioners: Ken Maxey and Jim Stephenson.

**Agenda/Minutes:** The agenda was duly posted seventy-two hours prior to this meeting in a location visible at all times by the general public. A motion by Commissioner King and seconded by Commissioner Wells, to approve Regular Meeting Minutes, with the correction on the agenda removing statement of swearing in new commissioner, motion carried, unanimously.

The Selma Cancer Support had submitted a letter of request to waive fees for a Taco Slam to be held on June 21, 2015 at Pioneer Village. This item was not included on the agenda and is time sensitive due to fact it also needs to go before City Council. Following the discussion, a motion to add this item to the agenda as Agenda Item F., motion by Commissioner Allen, seconded by Commissioner King, motion carried with the following vote:

Ayes: Allen, King, Wells, Franco and Lees.

Noes: None.

Abstain: None.

Absent: Maxey and Stephenson.

**Special Presentations:** None.

**Public Comment:** None.

**Regular Business:**

- A. **Financial Report.** The City of Selma's Financial Consultant Steve Yribarren made a presentation to the Commission regarding the 2013-2014 Fiscal Year Close-Out and provided an update on the 2014-2015 Fiscal Year relating to the Pioneer Village Enterprise Fund. The Fund as of June 2013 was \$202,004.00 and as of June 2014 was \$203,554.80. Following the presentation, the Commission asked questions. Steve Yribarren will be attending the meeting next month with answers to various questions, as well as agreeing to provide a monthly statement, same format as was in the past, to the Commission and discussed the actual monthly utilities billing will be done month to month, it has been an estimate and reconciled at the end of the fiscal year. Following the discussion, a motion to accept the finance report, motion by Commissioner Allen, seconded by Commissioner King, motion carried with the following vote:

Ayes: Allen, King, Wells, Franco and Lees.

Noes: None.

Abstain: None.

Absent: Maxey and Stephenson.

- B. Event Calendar Review– Staff was previously asked to update the Commission regarding events at Pioneer Village. Staff discussed those events held last year and informed the Commission of the events scheduled during the current fiscal year.
- C. Hot Dog Festival – Commissioner Franco provided an update on the Hot Dog Festival scheduled for May 16, 2015 at Pioneer Village.
- D. Clean Up Day – The Clean-Up day will be held on Saturday, May 23 from 8:00 a.m. to noon. This is a make-up day from the cancellation in April due to rain.
- E. Eagle Scout Projects– Commissioner King provided an update to the Commission on all of the current Eagle Scout Projects.
- F. Selma Cancer Support Request- The Selma Cancer Support is requesting to hold a Taco Slam fundraiser at Pioneer Village on June 21, 2015 to benefit The Selma's Cancer Support and Selma Police Department's Citizen's Association and requested all fees be waived for the first year of this event. Following discussion, the Commission recommended no fees be waived, but to charge only a \$500.00 base rate. The current fee structure reads for Non-Profits: \$500.00 or 20% of profit is paid to Pioneer Village for use. Waiving the 20% portion, but not the \$500.00 base rate has been done for several events and the Cancer Support does have the Cancer Walk fully waived scheduled at Pioneer Village every September. Following the discussion, a motion to recommend to City Council that only a \$500.00 base rate be charged, motion by Commissioner Allen, seconded by Commissioner King, motion carried with the following vote:

Ayes: Allen, King, Wells, Franco and Lees.  
Noes: None.  
Abstain: None.  
Absent: Maxey and Stephenson.

Director's Report: Staff updated the Commission on the Vincent House Project, grants staff is reviewing for the Vincent House, the clock and the review of remote alarms for all the buildings at Pioneer Village.

Commissioner's Report: A question regarding the P.G.E. billings was raised and will be made part of the financial report next month. Staff was informed the Photo Cell light above the restroom is staying on all the time. The Commission also raised a question on the potential to add solar panels to Pioneer Village at some point that could help offset utility billings.

**Adjourn:**

Meeting adjourned at 7:54 p.m.  
Respectfully Submitted  
Mikal Kirchner



**CITY MANAGER'S/STAFF'S REPORT  
CITY COUNCIL MEETING:**

June 1, 2015

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**ITEM NO:**

5.

**SUBJECT:** Consideration and Necessary Action on Resolution Guaranteeing Appraised Value of City Owned Property Consisting of 38.73 Acres at the South Line of East Nebraska Avenue South of South Bethel Avenue According to the Provisions of the Cooperative Agreement Between Consolidated Irrigation District (CID) and the City.

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**DISCUSSION:** This Council previously approved the execution of a Cooperative Agreement between the CID and City which is dated October 1, 2012. A condition to the effectiveness of the Agreement is that California Water Service Company (Cal Water) be authorized to impose a surcharge on ratepayers in its Selma District by the California Public Utilities Commission (CPUC), which surcharge is to be used to fund efforts at groundwater recharge to ensure the sustainability of the groundwater resource on which Cal Water depends to supply water to ratepayers. That authorization was given on April 15, 2015, and the Cooperative Agreement, by its terms, therefore, became effective on that date. The Cooperative Agreement calls for acts of performance by both parties following the Effective Date of the Agreement. Among other things, it provides for an exchange of real property with the City trading a 38.73 acre parcel at East Nebraska Avenue, South of Bethel for the property that is known as Rockwell Pond located generally North of Floral along Highway 99.

Following the Effective Date of the Agreement, Staff identified certain ambiguities in the Cooperative Agreement relative to performance called for by both parties and proposed to CID the adoption of escrow instructions designed both to eliminate those ambiguities in the Cooperative Agreement and to provide for an orderly exchange of the real property in the manner called for by Cooperative Agreement. CID has agreed to those escrow instructions and, by offering them as a means of performing the Agreement and clarifying ambiguities, the City Staff has effectively made an agreement with CID for the establishment of an escrow pursuant to these instructions. Council is requested to ratify the Agreement struck between Staff and CID. The escrow instructions merely carry into effect the various steps in performance required by each party.

The Agreement provides that the City must obtain an appraisal of its property being traded to CID and must guarantee the appraisal in the sense that if CID were to sell the approximately 40 acre vineyard following the trade in a commercially reasonable manner and not obtain as much or more than the appraised value that the City will pay the difference. The attached Resolution simply provides for that guarantee. The City has already made this Agreement and making the guarantee is simply a matter of required performance under this Agreement.

<b><u>COST:</u></b> (Enter cost of item to be purchased in box below)		<b><u>BUDGET IMPACT:</u></b> (Enter amount this non-budgeted item will impact this years' budget in box below – if budgeted, enter NONE).
\$50,000		
<b><u>FUNDING:</u></b> (Enter the funding source for this item in box below – if fund exists, enter the balance in the fund).		<b><u>ON-GOING COST:</u></b> (Enter the amount that will need to be budgeted each year in box below – if one-time cost, enter NONE).
Funding Source: City Facilities Impact Fund  Fund Balance:		

**RECOMMENDATION:** Adopt Resolution Guaranteeing Appraised Value of City Owned Property Consisting of 38.73 Acres at the South Line of East Nebraska Avenue South of South Bethel Avenue According to the Provisions of the Cooperative Agreement Between Consolidated Irrigation District and the City.

<u>Neal Costanzo by RA</u>	<u>5/28/15</u>
Neal E. Costanzo, City Attorney	Date
<u>Ken Grey</u>	<u>5/28/15</u>
Ken Grey, City Manager	Date

We \_\_\_\_\_ and \_\_\_\_\_  
Ken Grey, City Manager Steve Yribarren, Financial Consultant

do hereby agree that the funding for the above is correct and that enough funds exist to cover the expenditure.



**RESOLUTION NO. 2015- \_\_R**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA  
GUARANTEEING THE APPRAISED VALUE OF 38.73 ACRES ON EAST  
NEBRASKA AVENUE AND SOUTH OF SOUTH BETHEL AVENUE OWNED  
BY THE CITY ACCORDING TO THE PROVISIONS OF THAT CERTAIN  
COOPERATIVE AGREEMENT BETWEEN CONSOLIDATED IRRIGATION  
DISTRICT AND THE CITY OF SELMA DATED OCTOBER 1, 2012**

**WHEREAS**, the City is party to that certain Cooperative Agreement between Consolidated Irrigation District (CID) and the City of Selma (City) dated October 1, 2012; and

**WHEREAS**, a condition to the effectiveness of the Cooperative Agreement consisting of the approval by the Public Utilities Commission of a specific surcharge to ratepayers by the water purveyor, California Water Service Company (Cal Water) and authorization for imposition of that surcharge by Cal Water on its customers was satisfied on April 15, 2015, making the Cooperative Agreement effective as of that date; and

**WHEREAS**, the Cooperative Agreement provides that upon the Effective Date of the Agreement the parties are to engage in an exchange of, among other things, real property, with the City receiving the property located generally North of Floral Avenue along Highway 99 known as Rockwell Pond owned by CID in exchange for a 38.73 acres parcel, currently the site of a Thomson Grape vineyard, located generally at the South line of East Nebraska Avenue South of South Bethel Avenue in the City of Selma which is owned by the City; and

**WHEREAS**, following the effective date of the Agreement, the City, through Staff, solicited and CID has agreed to the execution of escrow instructions which provide for the orderly exchange of these properties as called for by the Cooperative Agreement, in addition to clarifying certain perceived ambiguities in the Agreement relating to performance following the Effective Date, Council has reviewed those escrow instructions, a copy of which are attached as Exhibit A and, by this Resolution ratifies the execution of those escrow instructions by its City Manager; and

**WHEREAS**, because of the nature of the exchange of real properties called for by the Cooperative Agreement, the Cooperative Agreement provides that the City shall provide an appraisal of the present fair market value of the 3.73 acre parcel (the "City Property"), and that the City shall guarantee that appraisal, by which guarantee the City shall, in the event of a sale by CID of the City Property in a commercially reasonable manner at a price below that appraised fair market value, pay to CID upon demand, the cash amount by which that value exceeds the sale price; and



**WHEREAS**, Staff has procured an appraisal for report of the City Property from James G. Palmer Appraisals, Inc. establishing the appraised value of the City Property at \$534,000, a copy of which is attached and incorporated into this Resolution as Exhibit B.

**NOW, THEREFORE**, be it resolved as follows:

1. The foregoing recitals are true and correct.
2. The City Council approves and authorizes its City Manager to execute or ratifies the City Manager's execution of the escrow instructions that are attached and incorporated as Exhibit A.
3. The City of Selma, acting by and through its City Council, hereby guarantees that the appraisal report attached and incorporated by reference as Exhibit B is a true and correct appraisal of the present fair market value of the City Property consisting of 38.73 acres at the South line of East Nebraska Avenue, South of South Bethel Avenue, APN 393-072-32T which fair market value is \$534,000.
4. The City of Selma, acting by and through this City Council, hereby guarantees the appraisal of the present fair market value of the aforementioned property, all as set forth in Exhibit B, so that in the event of a sale of the City Property by CID in a commercially reasonable manner at a price below that appraised fair market value, the City shall pay to CID upon demand the cash amount by which that value exceeds the sales price.

\* \* \* \* \*

I, Reyna Rivera, City Clerk to the City of Selma do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Selma on \_\_\_\_\_, by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

\_\_\_\_\_  
Scott Robertson, Mayor

ATTEST:

\_\_\_\_\_  
Reyna Rivera  
City Clerk of the City of Selma

## **ESCROW INSTRUCTIONS**

These Escrow Instructions are by and between the City of Selma and Consolidated Irrigation District and are intended to implement the terms of that certain Cooperative Agreement between Consolidated Irrigation District ("CID") and the City of Selma ("City") dated October 1, 2012 ("Cooperative Agreement") for the purpose of making the exchange of real property described in paragraph 17 of that Agreement, a copy of which together with all amendments are lodged with the Escrow Officer identified below.

**WHEREAS**, CID is the owner of that certain real property known as "Rockwell Pond", which is referred to in said paragraph 17 of the Cooperative Agreement but as to which a comprehensive legal description has yet to be prepared; and

**WHEREAS**, the City owns an approximately 38.73 acre parcel located immediately South of the Selma Golf Course on the South Line of E. Nebraska Ave., South of S. Bethel Ave. which is identified by Assessor Parcel no. 398-072-32; and

**WHEREAS**, the Cooperative Agreement prescribes that the City make a payment to CID of \$200,000, in installment payments of \$50,000 annually in connection with the exchange of the City's 38.73 acre parcel for CID's Rockwell Pond.

**NOW, THEREFORE**, the parties agree as follows:

1. An escrow will be established with Placer Title Company, Fresno, California on the deposit of these Escrow Instructions, the Cooperative Agreement and all amendments thereto. Placer Title Company is referred to in these Escrow Instructions as the "Escrow Officer".
2. The City will deposit at the time these Escrow Instructions are deposited the sum of \$50,000 representing the first annual installment of the \$200,000 payment referred to above under paragraph 17 of the Cooperative Agreement to be paid to CID on close of escrow.
3. The City will deposit at the time of the deposit of these Escrow Instructions a Phase I Hazardous or Toxic Waste Investigation and Assessment and a Certificate certifying that the 38.73 acre parcel owned by the City is free of hazardous or toxic waste or substance for which the owner of such property may be held legally responsible for any mitigation or clean up as required by law.
4. CID will deposit to escrow any and all additional documents required by the Escrow Officer to develop an accurate legal description of the property known as Rockwell Pond.

5. CID will deposit to escrow its dismissals with prejudice of the civil actions all entitled CID v. Selma, Fresno County Superior Court Case No's 08CECG1591, 10CECG02151, 10CECG01181, and 10CECG03931.

6. The Escrow Officer will issue a Preliminary Title Report with respect to both Rockwell Pond and the City's 38.73 acre parcel and each party shall have 15 days from the date of the delivery of such Preliminary Title Report to object to or notify the other party of any disapproval of any exception, reservation to or qualification of fee title reflected by the preliminary title report. Upon such objection or notification, the owner of such property shall eliminate, remove or otherwise remedy the exception, reservation or qualification to title within fifteen days thereof. Failure to provide written objection or notification of such disapproval within the above time period shall be deemed an approval.

7. Upon the removal, curing or correction of any exception, reservation, or qualification of title reflected in the Preliminary Title Report, or upon a party's failure to object to any such exception or qualification within 15 days of issuance of the preliminary title report, CID shall deposit into Escrow its Grant Deed conveying the property described in the Preliminary Title Report as Rockwell Pond to the City of Selma and the City of Selma shall deposit into Escrow its Grant Deed Conveying to CID its 38.73 acre parcel described in the Cooperative Agreement and Preliminary Title Report for that property. If any exception, reservation or qualification to title cannot be remedied or removed by the owner, the parties shall have the rights and remedies provided for by the Cooperative Agreement or by law.

8. City has obtained an appraisal prepared by a qualified appraiser for the 38.73 acre parcel owned by the City of Selma the City shall deposit a copy of the appraisal to Escrow together with the Resolution of its City Council guaranteeing that appraisal so that if CID should sell the 38.73 acre parcel within a reasonable time and in a commercially reasonable manner following conveyance of the property to it, the City shall make up the difference, if any, between the appraised price and the sales price in the event the sales price fails to meet or exceed the appraised price.

9. Following the deposit of the Grant Deeds by each party conveying their respective properties to the other party, the governing board of each party shall have 15 days within which to deposit their acceptance of that Grant Deed in Escrow.

10. Escrow shall close as soon as each of the foregoing documents or monetary deposits have been deposited into Escrow and the Grant Deed conveying Rockwell Pond from CID to the City of Selma together with the City's acceptance of that Grant Deed as well as the Grant Deed conveying the 38.73 acre parcel owned by the City to CID and CID's acceptance of that Grant Deed shall be recorded. On close of



Escrow, the \$50,000 deposited by the City, in addition to any other funds deposited by the City as pre-payment of the remaining \$150,000 payable in installments to CID as called for by the Cooperative Agreement, shall be paid to CID.

11. The Escrow Officer shall bill to and the parties shall pay, 50% each, the Escrow Officer's charges for conducting this Escrow.

12. On close of Escrow, the Escrow Officer shall file the dismissals, with prejudice, of Fresno County Superior Court Case No's 08CECG1591, 10CECG01181, 10CECG03931 and 10CECG02151, with the Superior Court in each action and shall serve by mail a copy of each dismissal in accordance with an undated, unsigned Proof of Service attached to each dismissal provided by CID slowing the parties or attorneys for parties on whom those dismissals are required to be served.

IN WITNESS WHEREOF, the parties hereto make executed these Escrow Instructions on June 1, 2015.

CITY OF SELMA

By \_\_\_\_\_

Ken Grey, City Manager

CONSOLIDATED IRRIGATION DISTRICT

By \_\_\_\_\_

Phil Desatoff, General Manager

**APPRAISAL REPORT  
OF  
38.73 ACRE THOMPSON VINEYARD  
SOUTH LINE OF E. NEBRASKA AVENUE,  
SOUTH OF S. BETHEL AVENUE  
SELMA, CALIFORNIA**

**PREPARED FOR  
MR. NEAL E. COSTANZO, ESQ.  
COSTANZO & ASSOCIATES  
575 E. LOCUST AVENUE, SUITE 115  
FRESNO, CA 93720**

**PREPARED BY  
JAMES G. PALMER, MAI  
JAMES G. PALMER APPRAISALS, INC.**

**EFFECTIVE DATE OF VALUE  
APRIL 30, 2015  
EFFECTIVE DATE OF APPRAISAL  
MAY 7, 2015**



**JAMES G. PALMER**  
APPRAISALS INC.  
May 7, 2015

1285 W. Shaw  
Suite 108  
Fresno, CA 93711  
T 559.226.5020  
F 559.226.5063  
jgpinc.com

Mr. Neal E. Costanzo, Esq.  
Costanzo & Associates  
575 E. Locust Avenue  
Suite 115  
Fresno, CA 93720

Re: Market Valuation  
38.73 Acre Thompson Vineyard  
E. Nebraska Avenue  
Selma, CA

Dear Mr. Costanzo:

In accordance with your request, I have appraised the above-mentioned real property, more particularly described in the enclosed appraisal report. The value opinion reported is qualified by certain definitions, limiting conditions, and certifications set forth in the enclosed report.

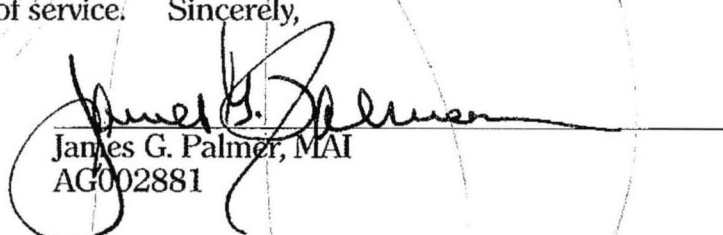
The purpose of the appraisal was to arrive at an opinion of the market value of the fee simple title, the value to be used for establishing a value for trade purposes with the Consolidated Irrigation District. The effective date of valuation is as of April 30, 2015. In my opinion, the market value of the property is:

( \$ 534,000 )

I hereby certify that I have no present or future intended interest in the property, and that neither the fee nor employment for this assignment was contingent upon the value reported herein. I am competent to perform this appraisal. This letter must remain attached to the report in order for the value opinion set forth to be considered valid.

This appraisal is only valid for the purpose for which it is intended. It is invalid for a third party use or to establish a sales price for limited partners or syndication. Unless prior arrangements have been made, the right to photocopy all or part of this appraisal is strictly prohibited.

Thank you for this opportunity to be of service. Sincerely,

  
James G. Palmer, MAI  
AG002881

JGP:rmc/W:8523



# TABLE OF CONTENTS

## **Appraisal Report:**

Summary of Salient Data	
Purpose of Appraisal.....	01
Property Right Appraised.....	01
Function of Appraisal .....	02
Scope of Appraisal .....	02
Legal Description .....	03
Assessor's Parcel Number (s) .....	03
Ownership .....	03
Property Address .....	04
Map Designations .....	04
Assessed Value .....	04
Location .....	05
Sales History .....	05
Regional Description .....	06
County of Fresno .....	07
City of Selma .....	13
Neighborhood Description .....	18
Site Description .....	18
Improvements Description .....	21
Highest and Best Use .....	21
Land .....	22
Land as Improved .....	23
Property Valuation .....	24
Sales Comparison Approach .....	25
Irrigated Land Sales .....	26
Raisin Grape Vineyard Sales .....	32
Sales Analysis.....	35
Cost Approach .....	26
Income Capitalization Approach .....	36
Final Value Opinion .....	36
Exposure Time .....	37

## **Documents:**

Confidentiality of Sources  
 Certification of James G. Palmer  
 Limiting Conditions  
 Qualifications of James G. Palmer

## **Addenda:**

Subject Photos

## SUMMARY OF SALIENT DATA

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<b>Property Type:</b>	Thompson Vineyard
<b>Address:</b>	None Assigned
<b>Assessors Parcel Number:</b>	APN 393-072-32T
<b>Location:</b>	South Line E. Nebraska Avenue, One Parcel East of S. Bethel Avenue
<b>Site Size:</b>	38.73 Acres
<b>Zoning:</b>	AL-20
<b>Improvement Type:</b>	Old Thompson Vineyard
<b>Highest and Best Use</b>	
<b>Land as if Vacant:</b>	Agriculture
<b>Property as Improved:</b>	Agriculture
<b>Property Valuation</b>	
<b>Sales Comparison Approach:</b>	\$ 534,000
<b>Cost Approach:</b>	Not Applicable
<b>Income Capitalization Approach:</b>	Not Applicable
<b>Final Value Opinion:</b>	\$ 534,000
<b>Report Date:</b>	May 7, 2015
<b>Date of Value:</b>	April 30, 2015

# APPRAISAL REPORT

---

## I. Purpose of Appraisal:

The purpose of the appraisal is outlined in the covering letter. The definition of "market value" is:

### Market Value:

*"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:"*

- a. buyer and seller are typically motivated;*
- b. both parties are well informed or well advised, and each acting in what he considers his own best interest;*
- c. a reasonable time is allowed for exposure in the open market;*
- d. payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and*
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."* (California Code of Civil Procedure § 1263.320)

## II. Property Right Appraised:

The property right is the fee simple estate. The definition follows:

---

38.73 Ac Thompson Vineyard  
Nebraska & Bethel Aves, Selma  
May 7, 2015 (8523)  
Page - 1 -





**Fee Simple Estate:**

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat"* (The Dictionary of Real Estate Appraisal, third edition, pub. 1993)

**III. Function of Appraisal:**

The appraisal is to be used by city officials in decisions regarding a trade of the property to the Consolidated Irrigation District.

**IV. Scope of Appraisal:**

The scope of this report includes:

- 1) A physical inspection of the property.
- 2) Interviews with persons considered knowledgeable as to real estate values in the area.
- 3) Inquiry into and documentation of current data.
- 4) Analysis of the data obtained and correlation of the findings into final value estimates.

The data contained in this report was obtained from a variety of sources, is considered reliable, and has been utilized to document the valuation conclusions.

The property is basically three levels in elevation. It is developed to an old Thompson vineyard that is in fair-to-poor condition. A portion, about 3.0 acres, has no vines. The remainder vineyard has skipped vines, sagging end posts, missing stakes, and is poorly farmed. Water sources are questionable. There is one new well, 30 hp submersible, which barely irrigates the land. There is Consolidated Irrigation District water on 13.11 acres.

The client is Mr. Neal Costanzo, city attorney for the City of Selma. The intended users are city officials. The intended use is for internal decisions regarding a trade of the land. The type of value is defined in Section I of this report. The effective date of value is April 30, 2015. Special characteristics of the property are discussed throughout the appraisal report. An extraordinary assumption is that there is adequate well water to sustain growth of other crops. There are no hypothetical conditions relevant to the assignment.

In arriving at an opinion of the value of the property, all three traditional approaches to value will be considered. These include the Sales Comparison, Cost and Income Capitalization Approaches.

The remainder of this report will outline and describe the property's physical characteristics and the valuation methods and procedures utilized in arriving at a final value opinion.

**V. Legal Description:**

There is no legal description furnished. A partial description is the Northeast Quarter of the Northwest Quarter of Section 10, Township 16 South, Range 22 East, M.D. B. & M., County of Fresno, State of California, less roads.

**VI. Assessor's Parcel Number:**

APN 393-072-32T, County of Fresno, State of California.

**VII. Ownership:**

Records of the County Assessor show title to be vested in the name of the City of Selma.

VIII. Property Address:

There is no assigned property address.

IX. Map Designations:

**Thomas Brothers Map Code:** 145 / F-4

**Census Tract:** 72.01

**Seismic Zone:** Not in Alquist-Priolo Study Zone

X. Assessed Value:

In 1978, California voters passed Proposition 13, which was also known as the Jarvis-Gann Initiative. This proposition was predominantly designed to decrease the tax burden on individual property owners and to restrict the increase in property value assessments to a maximum of 2% per year. Beginning in 1981/82, all real property in the State of California was assessed at its full cash value. Full cash value is equal to the market value as determined by the appraisal staff of the County Assessor's office. Under Proposition 13, all assessments were rolled back to their 1975/76 levels and this became the new tax basis. Re-assessment is only allowed when a property is sold or substantially changed or modified. The predominant tax rate is based upon 1% of the assessed value, plus any local county, city, or special district bonds. The annual property taxes are calculated by applying the tax rate for the area to the total assessed value of the property, including land, improvements, and personal property items.

Proposition 13 was initially designed to protect elderly property owners who are on fixed incomes and assure them that their property would not be assessed at a rate which exceeded the ability to pay taxes.



This type of unique tax system has caused several interesting phenomenon in the California real estate market. In the first instance, since assessments are only allowed to increase by a maximum of 2% per year, actual market appreciation often exceeds the increase in the assessed value. Thus, when a property transfer does occur, it is reassessed and, therefore, a tremendous increase in property taxes typically occurs. This situation also leads to a second interesting phenomenon. Due to the fact that a full cash value assessment can only occur after a transfer of ownership, taxes can vary greatly from property-to-property in the same neighborhood and on similar property types. Thus, when appraising property in the State of California, it is important to be sensitive to the Proposition 13 restrictions and re-analyze the taxes, assuming that a transfer of the property were to occur.

The property is owned by the City of Selma and is not assessed.

**XI. Location:**

The parcel is situated on the south line of E. Nebraska Avenue, one parcel (1,300'±) east of S. Bethel Avenue. It is about 1 mile east of the city limits of Selma.

**XII. Sales History:**

The parcel has not been involved in any market transactions within the past 3 years. The parcel was purchased by the city in 2007 for \$525,000 or \$13,555/acre.

**XIII. Regional Description:**

**Introduction**

The primary purpose in analyzing the region is to convey an understanding of the primary forces that influence value. This analysis is particularly useful in providing a background for the various value influences on the subject property, as well as forecasting possible future trends in property value and

use. In general, the four factors that influence value can be summarized into four categories:

- ❖ Environmental Forces
- ❖ Social Forces
- ❖ Economic Forces
- ❖ Government Forces

Environment forces or “physical factors” are the natural and man-made features which affect the subject property and the surrounding area that it is located.

Social forces primarily influence property values through various population characteristics. It is very important to analyze an area’s population with respect to growth and decline, standards and requirements, as well as moral factors.

Economic forces tend to affect property values based upon the overall financial strength and viability of the region where the subject is located. When considering environmental forces, factors such as supply and demand, employment, expansion and economic base are considered.

Government forces can also have a great impact on property values through development policies, political climates, public services, and various other laws and restrictions.

It is important to analyze each of these four forces, as well as their associated characteristics, in order that a determination may be made as to specific impacts or influences on property values.

#### **Fresno County - Geographic**

The community of Fresno is situated adjacent to the Sierra Nevada Mountains wherein is situated Yosemite National park, Kings Canyon

National Park, and Sequoia National Park. All are within driving distance of less than 2 hours. In addition to these parks, the adjacent Sierra Nevada Mountains and their numerous lakes provide recreation for many families. The following map depicts the location of the county within the State of California.



The property is located in the County of Fresno, State of California. Fresno County is the sixth largest county in the State of California. The City of Fresno is the county seat and is the metropolitan trade area for the entire county. Most of the county offices are located in the downtown district, with branch offices located throughout the county.

Fresno County contains approximately 6,000 square miles and is in the central sector of the State. It borders the counties of Tulare and Kings on the south, Monterey on the west, Madera, Merced and Mariposa on the north and Inyo on the east. The elevation varies from approximately 300' on the valley floor to 14,000' in the Sierra Nevada Mountain range.

The climate in the Fresno area is considered to be mild, ranging from a yearly average minimum of 49.9° to an average maximum of 76.2°, with an

38.73 Ac Thompson Vineyard  
Nebraska & Bethel Aves, Selma  
May 7, 2015 (8523)  
Page - 7 -

annual precipitation of 9.86", which comes principally during the months of November through April. Winters are generally mild with prevailing sunny weather. The summers are hot with temperatures ranging between 80° and 110°.

### **Fresno County - Social**

Fresno County contains approximately 6,000 square miles and lies between the Sierra Nevada Mountains on the east and the Diablo Mountain Range on the west. Within the county are 15 incorporated cities and 11 unincorporated communities.

According to the Department of Finance, Fresno County had a 2009 population of approximately 918,560 and has increased to 964,040 as of January 2014. This represents a 5.03% increase since 2008. This equates to approximately 1.0% per year, which is typical for the county. The following chart depicts population figures for the county:

AREA	2009	2010	2011	2012	2013	2014
Clovis	93,629	95,447	96,848	98,611	99,983	102,188
Coalinga	18,303	18,206	17,996	16,817	16,729	16,467
Firebaugh	7,262	7,464	7,591	7,794	7,777	7,809
Fowler	5,476	5,561	5,699	5,756	5,801	5,883
Fresno	487,353	494,053	497,561	505,009	508,453	515,609
Huron	6,658	6,790	6,765	6,786	6,790	6,843
Kerman	13,286	13,551	13,699	13,942	14,225	14,339
Kingsburg	11,293	11,383	11,465	11,536	11,590	11,685
Mendota	10,761	10,983	11,038	11,167	11,178	11,225
Orange Cove	9,182	9,128	9,163	9,319	9,353	9,410
Parlier	14,244	14,463	14,601	14,826	14,873	15,019
Reedley	23,790	24,139	24,407	24,622	24,965	25,122
Sanger	24,118	24,286	24,391	24,638	24,703	24,908
San Joaquin	3,993	4,010	4,010	4,031	4,029	4,056
Selma	23,048	23,217	23,307	23,687	23,799	23,977
BALANCE OF COUNTY	166,164	167,077	167,548	167,170	167,918	169,500
INCORPORATED	752,396	762,681	768,541	778,541	784,248	794,540
COUNTY TOTAL	918,560	929,758	936,089	945,711	952,166	964,040

Source: California Department of Finance

38.73 Ac Thompson Vineyard  
Nebraska & Bethel Aves, Selma  
May 7, 2015 (8523)  
Page - 8 -



Most recreation and tourism revenue is obtained from proximity to Yosemite, Sequoia, and Kings Canyon National Parks in the Sierra Nevada Mountain Range. All are located within a 2-hour drive from Fresno.

#### **Fresno County - Economic**

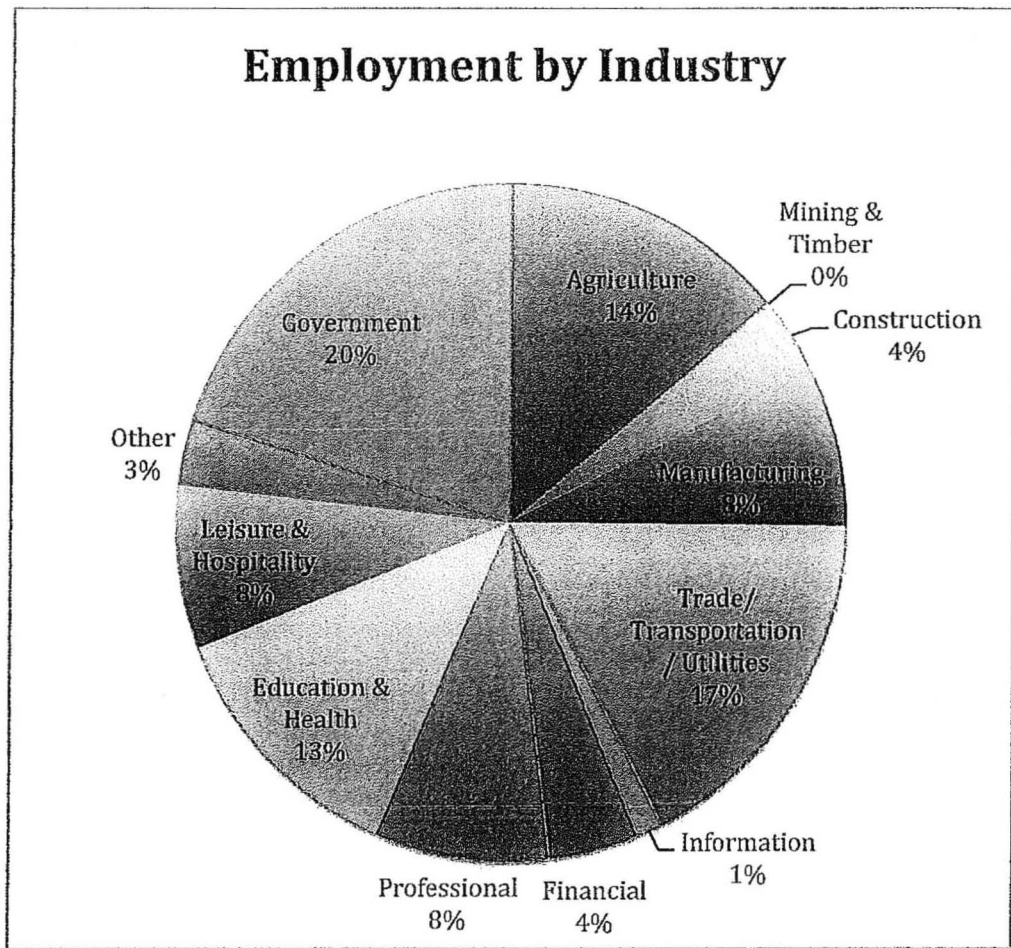
Economic forces tend to relate to the overall financial strength and condition of the region and city. It is important to consider such factors since they have a direct impact on development, affordability and employment.

The economic base of Fresno County is predominantly agriculturally oriented since Fresno County is the number one agriculture-producing county in the United States. Grapes, cotton, cattle and calves, milk, tomatoes, plums, turkeys, oranges, peaches and nectarines, and alfalfa hay are among the largest income producers and helped produce a gross farm income of \$6.437 billion in 2013, a decrease of 2.28% over 2012 and ranking 1<sup>st</sup> in the State. Industry related to agriculture, wholesale distribution, recreation, and tourism are the other components of the stable Fresno economy.

Industries related to agriculture include processing of fresh fruit, nuts and citrus. Farm machinery products, implements, and irrigation pumps are manufactured, along with wine, fertilizers, insecticides, sheet and bottle glass.

While the government tends to be the largest single employer in the City and County of Fresno, there are also a number of private sector employers as well. Major employers in the private sector include C&S Wholesale Grocers, Save Mart supermarkets, Zacky Farms, Pacific Bell, PG&E, Community Hospital, Beverly Health, Schneider Electric, Kaiser, and the Fresno Co. Equal Opportunities Commission. When combined, public and private sector employers account for a significant number of jobs within the City of Fresno as well as the County of Fresno.

Although agriculture serves as the primary economic base, there are a number of other industries that make large contributions to the economic base. The following chart outlines the various market segments that are occupied by the major industries in the county:



The above chart clearly shows that agriculture is a major employment sector in the county. However, government, education and health and trade are the three other major industries in the county. Combined with agriculture, these four industries occupy approximately 64% of all employment sectors in the county.

The unemployment rate in Fresno Co. was 12.60% as of November of 2013. This amounts to an increase of 0.6% over the prior month but was 1.7% lower than the overall unemployment rate for the same period in 2012. The decrease over the prior month can be attributed to changes in seasonal retail and agricultural employment as well as economic conditions in the national, state and local economies. In addition, the number of persons dropping out of the workforce has also impacted the calculation of the unemployment rates. The following chart outlines average unemployment rates since 2010 and into 2014.

PERIOD	RATE
2010	16.70%
2011	16.40%
2012	15.00%
2013	12.90%
May 2014	10.40%
June 2014	10.40%
July 2014	10.80%
August 2014	10.00%
September 2014	9.40%
March 2014	10.20%

Unemployment rates have ranged from approximately 6% to 19% since 2004, with the average unemployment rate of 12.90% for 2013. This represents an approximate decrease of 2.1% since 2011. The decrease in unemployment can be attributed to changes in economic conditions in the local, state and national economies. In addition, many people have dropped out of the workforce. The unemployment rate has fluctuated from approximately 11% to 16% throughout the past year and it is expected that the unemployment rate will continue to fluctuate due to economic uncertainties and will remain somewhat high for the next several months due to strained economic conditions.

Apart from agriculture, education and medical account for the other primary employment sectors in the region. The total labor force within the

metropolitan area is 446,840, a 0.88% increase over the same period in 2013. A listing of major private sector employers in the county is as follows:

EMPLOYER	INDUSTRY	EMPLOYEES
Community Medical Center	Healthcare	4,600
Saint Agnes	Healthcare	2,075
Beverly Enterprises	Healthcare	2,000
Kaiser Permanente	Healthcare	2,000
Schneider Electric	Manufacturing	1,965
Children's Hospital	Healthcare	1,754
Quinn Group, Inc.	Manufacturing	1,178
AT&T	Communications	1,000
Zacky Farms	Turkey Growers	915
The Nelson Group	Auto Sales	617
Sun-Maid Growers	Raisin & Dried Fruit	600
The Fresno Bee	Newspaper	580
Guarantee RE	Real Estate Brokerage	519
London Properties	Real Estate Brokerage	500

#### **Fresno County - Transportation**

State Highway 99 is north/south freeway providing vehicular highway routes to the inland valley towns. This freeway carries large volumes of private and public commercial traffic. Railroad transportation within Fresno County consists of both the Union Pacific Railroad and the Burlington Northern - Santa Fe Railroad. These railroads provide freight service to northern and southern California. Amtrak provides limited passenger service from Fresno to both Los Angeles and the San Francisco Bay area. Commercial air transportation within Fresno County is located at the Fresno Yosemite Air Terminal. Several large carriers, as well as several small commuter airlines provide service. These airlines provide both passenger and freight service.

#### **Fresno County - Government**

The government in Fresno County consists of 5 supervisory districts with one supervisor elected from each district, and a county administrative officer who is responsible to the Board of Supervisors. The board elects its own chair and vice chair on a rotating basis.



### City of Selma

The City of Selma is located in the central San Joaquin Valley and is 12 miles southeast of the City of Fresno in Fresno County. It encompasses a total of 4.3 square miles. Highway 99 provides primary access into the City from other parts of the County. Highway interchanges are situated at Floral Avenue, 2<sup>nd</sup> Street and Mountain View Avenue. All provide direct access into the community.

### Population

As of January 2012, Selma had a population of 23,687. The following shows the historical growth rate for the community in comparison to the City and County of Fresno as well as the State of California.

Area	2008	2009	2010	2011	2012	2013	Δ%
Selma	22,999	23,048	23,217	23,307	23,687	23,799	0.70%
Fresno	477,499	487,353	494,053	497,561	505,009	508,453	1.30%
Fresno Co.	906,521	918,560	929,758	936,089	945,711	952,166	1.01%
California	36,399,678	36,704,375	36,966,713	37,223,900	37,427,946	37,678,563	0.70%

The city's population has grown at an average rate of 0.70% annually since 2008. These figures are considerably lower in comparison with the City of Fresno as well as the overall growth experienced by the County and State.

According to the City of Selma, the population within the county is expected to grow at a rate of approximately 3% per year through 2025, which is ambitious and well above the historic growth patterns. While growth has slowed within the community, it is expected that the community will continue to grow at a rate consistent with past growth patterns.

### Employment

The total labor force in the community is approximately 14,295 persons. Most of the people work within the greater Fresno and Selma region. As of JULY 2012, the unemployment rate within the community was

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38.73 Ac Thompson Vineyard  
Nebraska & Bethel Aves, Selma  
May 7, 2015 (8523)  
Page - 13 -

approximately 22%. This is consistent with the rate indicated by prior month.

Jobs within the community are concentrated within the education and retail industries. The top employers within the city are as follows:

Ranking	Company	Description	Employees
1	Harris Ranch	Beef Processing	500
2	Selma USD	Education	500
3	Quinn Company	Heavy Equipment	411
4	Guardian Industries	Glass Manufacturing	245
5	Wal-Mart	Retail	220
6	Adventist Health	Healthcare	200
7	Selma Auto Mall	Auto Sales	195
8	Selma Auto Center	Auto Sales	150
9	Swan Court	Conference Center	142
10	LC Nelson & Sons	Construction	110
11	Kaiser Permanente	Healthcare	100

Median household income in Selma is below that of Fresno County in terms of both absolute income as well as income gains. Selma' median income rose approximately 26% between 2000 and 2009 indicating an annual increase of 2.9%, which was below that of Fresno County. While income growth was comparable to that of the State in terms of percentage, the total dollar amount was lower than the same for the State.

#### Median Household Income

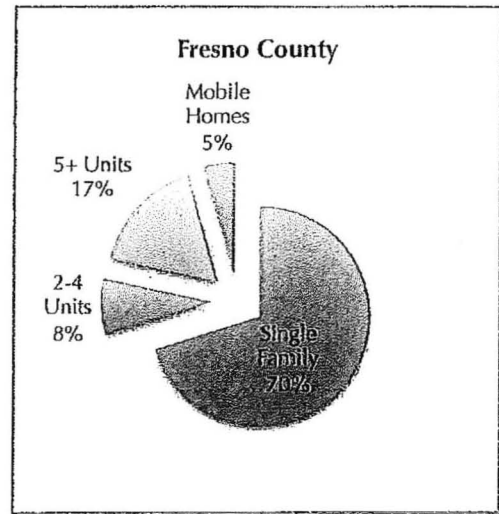
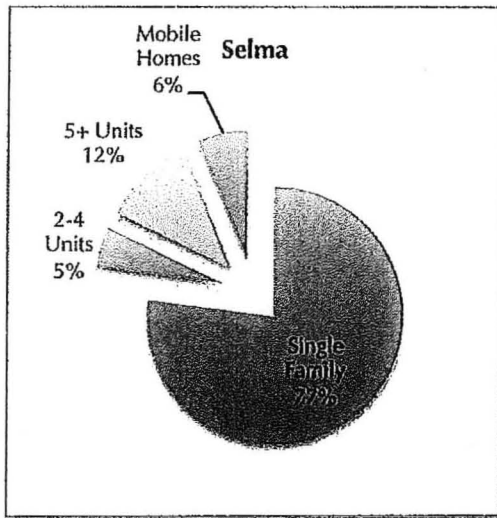
Area	2000	2012	Annual Change
Selma	\$34,713	\$42,459	1.9%
Fresno County	\$34,930	\$46,903	2.9%
California	\$46,802	\$61,623	2.6%

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38.73 Ac Thompson Vineyard  
Nebraska & Bethel Aves, Selma  
May 7, 2015 (8523)  
Page - 14 -

## Housing

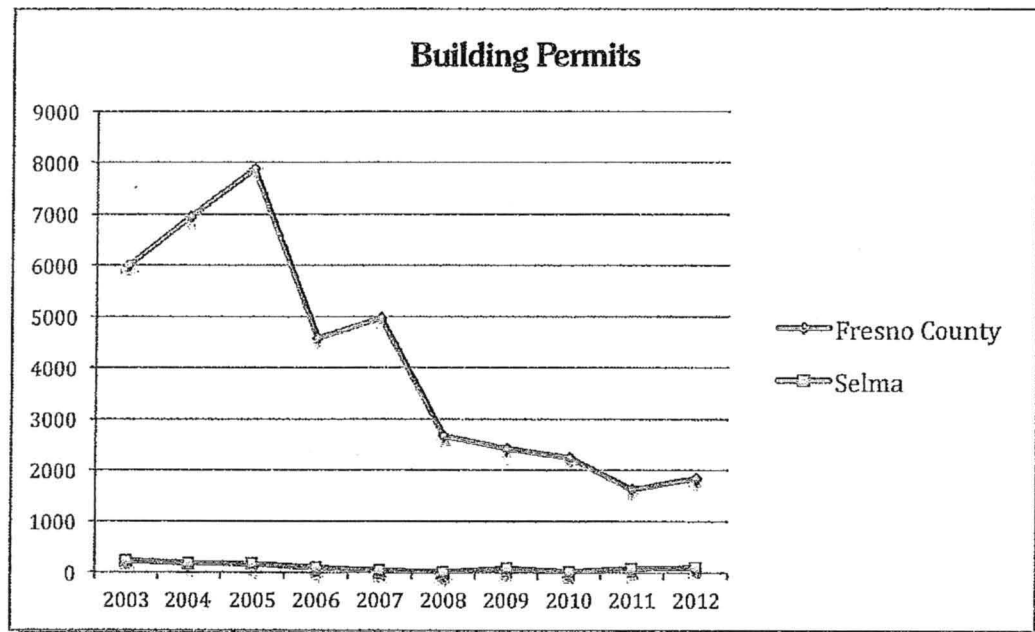
Selma has a mixture of old and new housing within the community. Approximately 77% of the total are attached and detached single-family housing units, which is slightly more than the county average.



Approximately 83% of housing in Selma is owner-occupied, while the balance is renter occupied. Residential development in the community has been consistent over the past 5 to 10 years as evidenced by the population growth.

According to the State Department of Finance, Selma had a total of 6,893 housing units as of January 2012. Over the past decade, the community has added 883 housing units reflecting an 15% overall gain. This gain was equal to that of the county, which also experienced an approximate 15% gain during the same period.

Construction within the community was relatively high in comparison to Fresno County as well as the State of California. The following graph summarizes residential building permit activity since 2000.



As evidenced by the above chart, construction activity in Selma has been relatively level over the past decade but experienced significant declines between 2006 and 2008. Additionally, both Selma and Fresno County experienced similar spikes in building activity experienced by the State between 2003 and 2005. While the State began experiencing a decline in construction in 2005, activity in the County and City remained consistent. Declines continued in 2008, 2009, 2010 and 2011 but the rate began to level off in 2008. Slight improvements were realized between 2011 and 2012.



### **Transportation**

Primary access into the community is provided via Highway 99, which extends through the community. There are highway interchanges as Floral Avenue, 2<sup>nd</sup> Street and Mountain View Avenue. The community is an approximate 15-minute drive from the City of Fresno, which is some 15 minutes due north of the subject.

The community also maintains a local transit system (Selma Transit). Amtrak service is available in the City of Fresno.

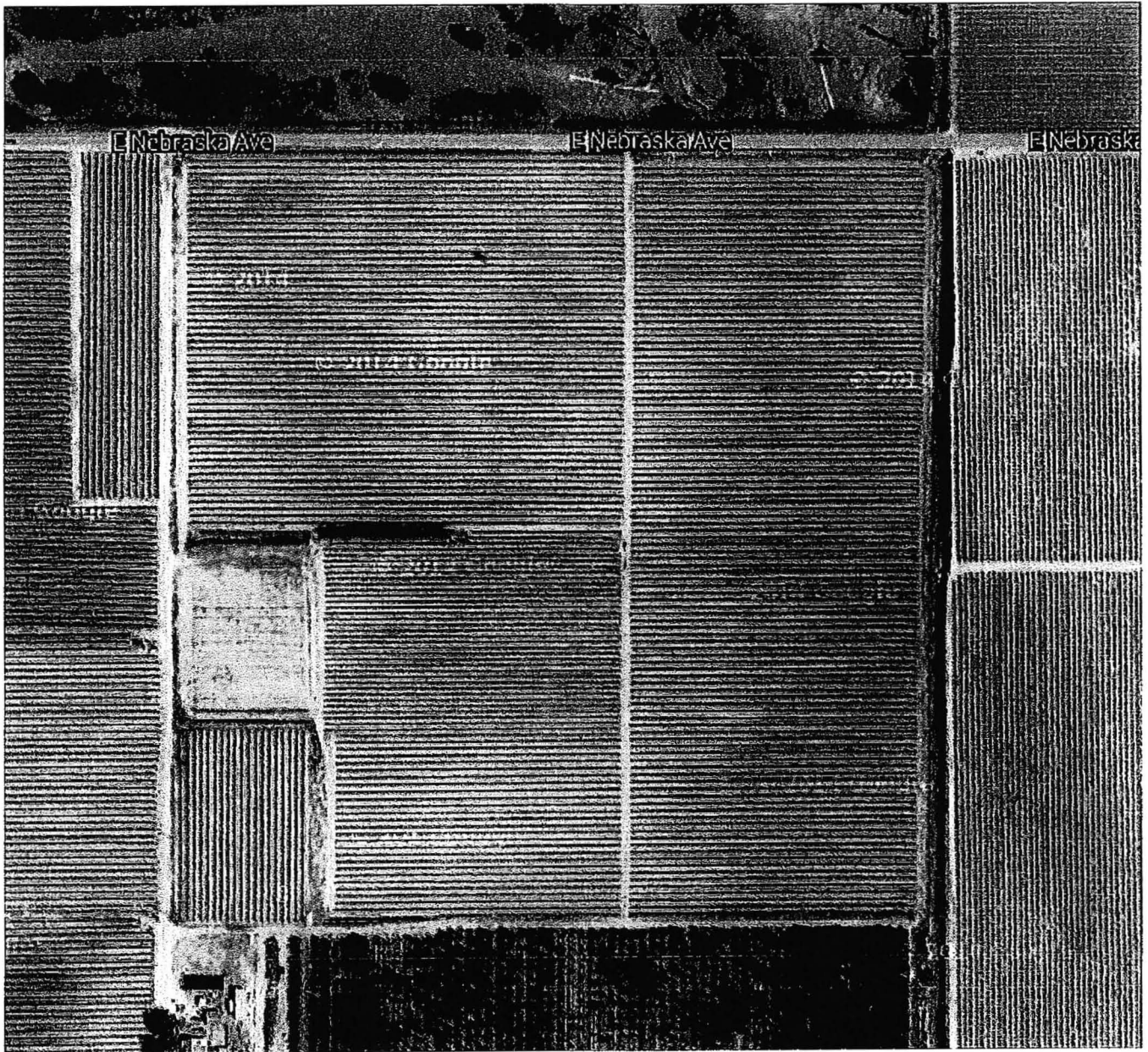
One major airport serves the area. This includes Fresno Yosemite International, which is located at the junction of Selma and McKinley Avenues about 15 miles northwest of the city limits. There is also a small municipal airport serving the community. It is situated along the north side of Floral Avenue west of Highway 99.

### **Utilities & Services**

Selma has all primary utilities and services available. The following is a listing of services and utilities and their respective providers.

Service	Provider
Police	City of Selma
Fire	City of Selma
Electricity	Pacific Gas & Electric Company
Natural Gas	Pacific Gas & Electric Company
Water	California Water Service
Sewage Treatment	Selma, Kingsburg, Fowler Sewer District
Garbage & Recycling	Selma Disposal & Recycling
Telephone	AT&T
Television & Broadband	AT&T, Comcast, Xfinity

The property is outside the city limits and does not receive city services.



### **Summary**

The community of Selma has experienced consistent growth for several years and has grown at a slow pace of approximately 1% annually since 2000, well below the City of Fresno as well as the County. Most of the labor force works within either the City of Selma or Fresno for employment. Construction has slowed in recent years due to local, state and national economic conditions. It is not anticipated that there will be any major changes within the community in the foreseeable future.

#### **XIV. Neighborhood Description:**

The immediate neighborhood is rural in nature but is in close proximity to the City of Selma. Most of the development in the area is devoted to vineyards and tree crops such as almonds and cherries.

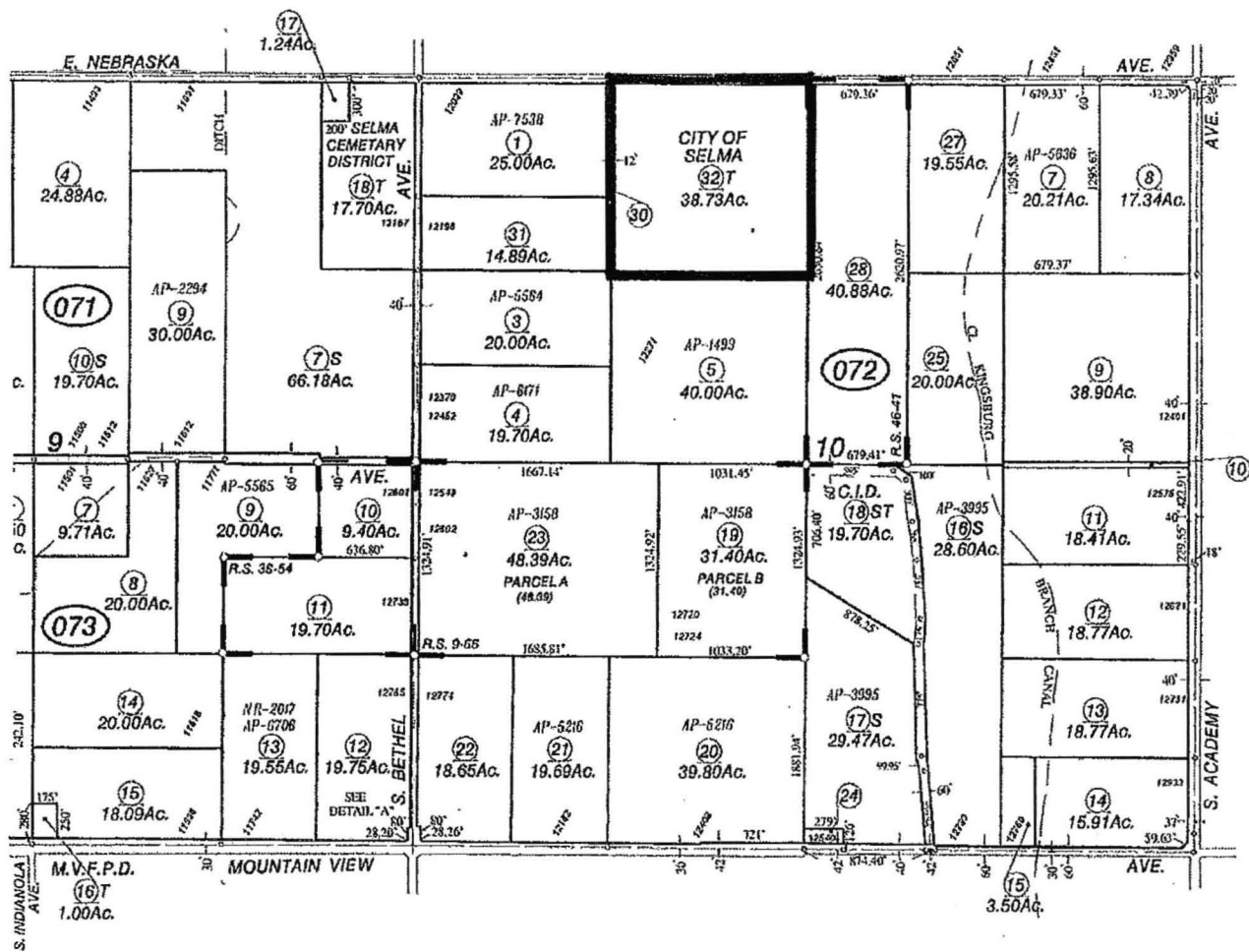
The appraisal property has a cherry orchard to the south, vineyards to the east and west, and an abandoned golf course to the north.

The neighborhood is outside the sphere of influence of Selma and is, therefore, governed by the County of Fresno. It is within the Consolidated Irrigation District, however, the appraisal property receives water for 13.11 acres. A total of 25.00 acres does not receive district water.

The economic trend in the area is to continued agricultural uses.

#### **XV. Site Description:**

The property is planted to old Thompson grapes that are in fair-to-poor condition. Production is less than 2.0 tons/acre. There are missing vines, missing stakes, sagging end posts, and sagging wires. About 3.0 acres are fallow. Irrigation and cultivation are very difficult.



*Agricultural Preserve*  
*Parcel Map No. 1652 - Bk. 9, Pg. 66*  
*Record of Survey - Bk. 34, pg. 54*  
*Record of Survey - Bk. 46, Pg. 41*

## June 1, 2015 Council Packet



**Size & Shape:**

The parcel contains 38.73 acres and is rectangular in shape.

**Zoning:**

The land is zoned AL-20, Agriculture with a 20 acre minimum site size per dwelling unit.

**Topography:**

The topography is on three levels and is undulating. Drainage is onsite.

**Soils Conditions:**

Soils consist of 85% Dello Loamy Sand, Class III with a Storie Index rating of 58 and 15% Delhi Loamy Sand, Class III with a Storie Index rating of 68. The soils are quite sandy.

**Water:**

Water is obtained by deep wells. There is one known well with a 30 hp submersible motor. There is one dry well. Irrigation requires 2.5 to 3 weeks due to topography and sandy soil. Distribution is flood irrigation. The availability of Consolidated Irrigation District water is only on 13.11 acres.

**Utilities:**

Utilities and services available to the property include the following:

<b><u>Service</u></b>	<b><u>Provided By:</u></b>
Water	Well & Some CID Water
Septic	Septic Tanks
Trash Collection	Private
Police/Fire Protection	County of Fresno
Electricity	Pacific Gas & Electric Co
Natural Gas	Propane
Telephone	AT&T

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38.73 Ac Thompson Vineyard  
Nebraska & Bethel Aves, Selma  
May 7, 2015 (8523)  
Page - 19 -

**Easements:**

A title report for the property was unavailable at the time of appraisal. Therefore, it is assumed that there are no extraordinary easements which adversely affect or influence the property.

**Streets:**

Streets that affect the property consist of E. Nebraska Avenue, S. Bethel Avenue, and S. Academy Avenue.

**Access and Exposure:**

Access and exposure to the property are considered average.

**Offsite Improvements:**

Offsite improvements consist of a paved county road.

**Building Improvements:**

There are no building improvements on the property.

**Wetlands:**

There are no designated wetland areas.

**Environmental Conditions:**

**Toxic or Hazardous Waste:**

A hazardous waste study was unavailable at the date of appraisal. As of the date of appraisal, I have no knowledge of hazardous materials on the property and am not to be considered an expert in this field. Any further inquiries as to hazardous waste on the property should be directed to knowledgeable and experienced individuals. If any such materials are discovered, it may have a negative affect on the overall value as reported herein and, thus, I reserve the right to re-evaluate the property through the appraisal process.

Seismic Hazard:

The property is not within a special study zone as determined by the Alquist-Priolo earthquake fault zoning act.

**XVI. Improvements Description:**

There are no building improvements on the property.

**XVII. Highest and Best Use:**

In the valuation of the subject property, consideration has been given to its highest and best use also known as the most probable use. The highest and best use analysis involved a study of the present use of the property, uses of surrounding properties, and zoning availability for the subject. "Highest and best use" may be defined as follows:

**Highest and Best Use:**

*The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. (The Dictionary of Real Estate Appraisal, third edition, pub. 1993)*

**Highest and Best Use of Land or a Site as Though Vacant:**

*Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. (The Dictionary of Real Estate Appraisal, third edition, pub. 1993)*

**Highest and Best Use of Property as Improved:**

*The use that should be made of a property, as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to*

*the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.* (The Dictionary of Real Estate Appraisal, third edition, pub. 1993)

In order to ascertain the highest and best use of a piece of property, including the land as if vacant and the property as improved; the use must meet four criteria. Including a use that is physically possible, legally permissible, maximally productive, and financially feasible.

**Land:**

***Legal Permissibility:***

The first factor given consideration is which type of development would be legally permissible on the site. Agricultural development is legally permissible under AL zoning.

***Physical Possibility:***

The second factor given consideration is whether or not a development is physically possible on the property. Agricultural development is physically possible although the elevations on the property create a difficult farming situation. Due to sandy soil and the various elevations, 2½ to 3 days are required for irrigation.

***Financial Feasibility:***

Financial feasibility is defined as to whether or not a particular parcel should be developed into a higher and better use or remain vacant until demand warrants further development. The entire area is conducive to agriculture uses with permanent plantings being financially feasible.

***Maximum Productivity:***

The final factor given consideration is which type of development would be the maximum productive use of the site. Agricultural uses are the maximum productive use of the land.



***Conclusion:***

On the basis of the above analysis, the highest and best use of the land as if vacant is for a well planned agricultural use incorporating the various topography elements of the appraisal property.

**Land as Improved:**

***Legal Permissibility:***

The first factor given consideration is which type of development would be legally permissible on the site. The site is of adequate size and shape to permit the agricultural uses in their current configuration. The development is legally permissible under the current zoning ordinance.

***Physical Possibility:***

The second factor given consideration is whether or not a development is physically possible on the property. The current development is physically possible, however, it appears that the vineyard is in fair-to-poor condition.

***Financial Feasibility:***

The best test of financial feasibility is through an analysis of the income and costs. Production barely covers the cost to farm this property.

***Maximum Productivity:***

The final factor given consideration is which type of development would be the maximum productive use of the site. The vineyard is close to outliving its economic life. It has low production, less than 2.0 tons/acre.

***Conclusion:***

On the basis of the above analysis, the highest and best use of the land as improved is to farm the vines on a short interim basis, then to remove the vineyard for new plantings such as better-producing vines or almonds, if water is available. It is important to note that the property is leased but the

lease terms are unknown. It is evident that there is well water but adequacy is unknown. Apparently, the tenant (Gill) installed a new well with a 30 hp pump. Due to sandy soil and topography, irrigation requires 2.5 to 3 weeks. Consolidated Irrigation District water is on 13.11 acres.

**XVIII. Property Valuation:**

In arriving at an opinion of the market value of the real property, data is collected and analyzed from the market regarding recent sales of comparable properties, current building costs, and rental data and return on investment rates in the analysis of income. Three different approaches to value are traditionally evaluated using collected market data and analyzing trends in the local economy. These approaches are:

- **The Market Data or Sales Comparison Approach**
- **The Cost Approach**
- **The Income Approach**

Depending upon the type of property being appraised, these methods have varying degrees of applicability.

In the Market Data or Sales Comparison Approach, a value is indicated by comparing the property being appraised to similar properties in competitive areas that have recently sold or been offered for sale. This procedure is accomplished by applying the appropriate units of comparison extracted from the market and then comparing the sales price of the comparable to the subject. This approach in the appraisal analysis is based upon the premise that an informed purchaser would pay no more for a property than a substitute property with equal utility.

The Cost Approach estimates the cost of replacing the improvements of the property. It involves the determination of the cost new of the improvements, less accrued physical deterioration and functional and/or economic

obsolescence. To this remainder, the vacant land value is added to arrive at an opinion of the market value based on the Cost Approach to value.

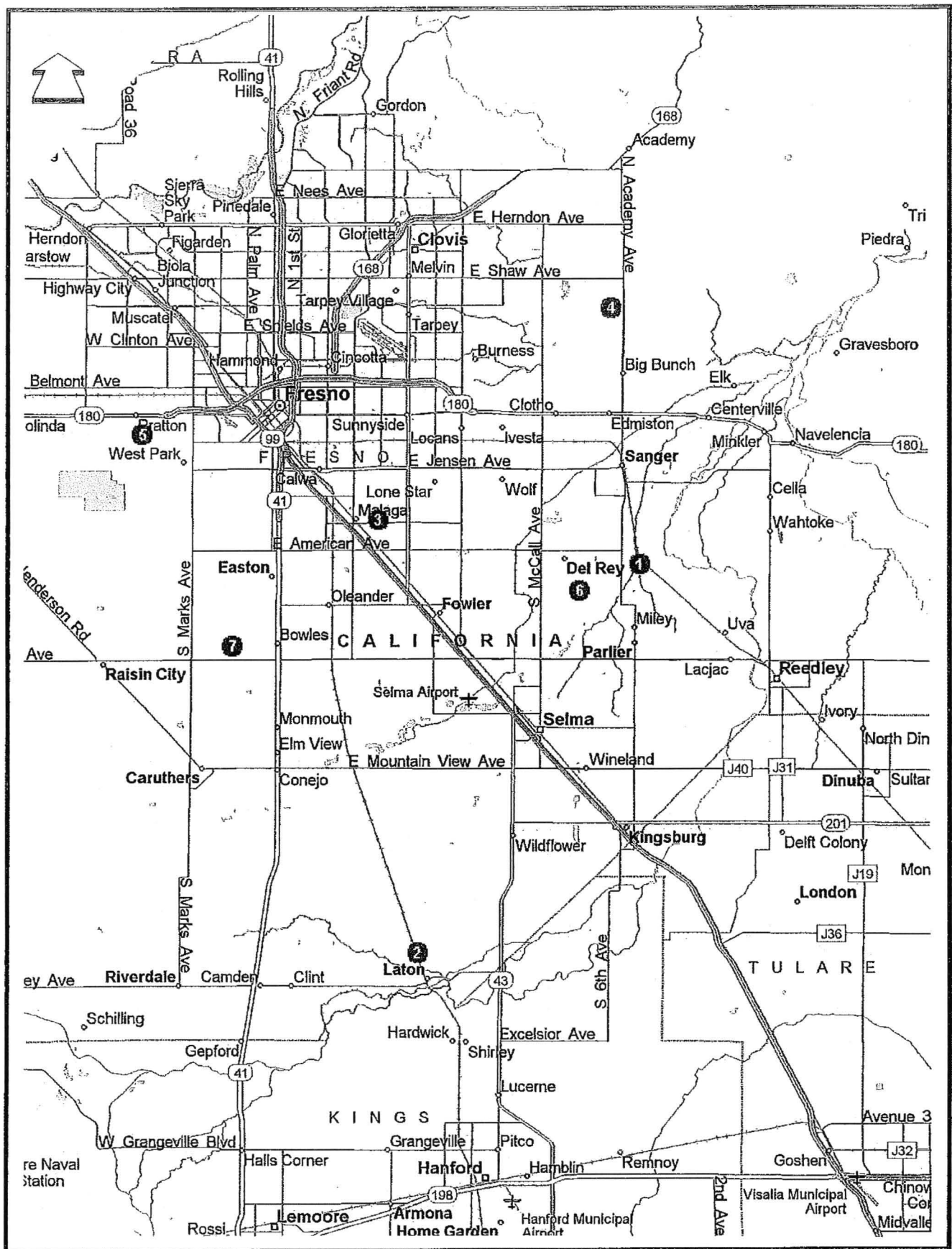
The Income Capitalization Approach, in the analysis of properties, is used to derive a value indication by converting anticipated benefits from possible rental income into a value estimate. This approach takes into consideration possible risks of comparable properties and a rate of return or capitalization rate also derived from income expectancies in the present market. In the case of this appraisal, all three approaches to value will be considered. These include the Sales Comparison, Cost and Income Capitalization Approaches.

In the valuation process, I have considered the three approaches to value. There include the Sales Comparison Approach, the Cost Approach and the Income Capitalization Approach. In this appraisal, I have utilized the Sales Comparison Approach. The Cost Approach and Income Capitalization Approach are deemed to be inapplicable.

**Sales Comparison Approach:**

The Sales Comparison Approach is based on the theory of substitution which considers a property's value to be in relation with that of sales of property with similar desirability and utility over a reasonable period of time. In this approach, a value opinion will be determined through analysis and comparison of sales of similar properties over time. Depending on availability of data, the Sales Comparison Approach is generally widely accepted as a reliable method of valuation by market participants.

After I have identified the units of comparison most widely accepted by the market for the specific property type being appraised, the sales are then analyzed and compared for differences between the sales and the subject property. Comparison are taken for items such as property rights conveyed, financing, motivation of the buyer or seller, changes in property values over time, or physical differences between the sales and the property being appraised.



# Irrigated Land Sales



Strong consideration was given to the condition of the vineyard, the availability of water, the unusual topography, the sandy soil, and the difficulty of farming.

As previously stated, it is my opinion that the vineyard is marginal and, at best, is an interim use. There is CID water on 13.11 acres and only one well.

Therefore, I have included sales of marginal vineyards, as well as sales of irrigated land. However, due to the topography (three levels), the questionable quantity of water, the sandy soil, and the fair-to-poor quality of the vineyard, I have taken a very conservative approach to the valuation.

It is interesting to note that Thompson vineyard prices are now similar to irrigated land prices, especially for older vineyards. They sell in the range of \$15,790/acre to \$18,500/acre, while irrigated land on fair-to-poor soil sells in the range of \$16,650/acre to \$21,750/acre. Superior vineyards are in the range of \$25,000/acre to \$26,000/acre, while superior irrigated land is within unit prices of \$20,000/acre to \$24,000/acre.

In this appraisal, I have chosen sales of marginal vineyards and irrigated land.

**Irrigated Land Sales:**

I concluded a study of similar-type irrigated land. There are seven sales included in this report. They indicate the following ranges:

<b>Time:</b>	<b>Jan 2014</b>	<b>-</b>	<b>Dec 2014</b>
<b>Size:</b>	<b>18.94 Acs</b>	<b>-</b>	<b>57.79 Acs</b>
<b>Unit Price:</b>	<b>\$16,650/Ac</b>	<b>-</b>	<b>\$21,751/Ac</b>

A discussion of each sale follows:

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38.73 Ac Thompson Vineyard  
Nebraska & Bethel Aves, Selma  
May 7, 2015 (8523)  
Page - 26 -

**Irrigated Land Sales:**

**Sale No. 1- APN            350-160-19 & 25, Sanger**  
**Grantor:            Houman Sepahpour**  
**Grantee:            Grantland Farms LLC**  
**Date:                12/3/14**  
**Document: 136196**

A 42.63 acre parcel located at 5481 S. Newmark Avenue, south of Sanger, was purchased in December of 2014 for \$725,000, cash to the seller.

The parcel was developed to irrigated farmland and zoned AE-20.

Soils were Class II and III. Water is from a well and the Fresno Irrigation District.

Analysis of the sale indicates a unit price of \$17,006/acre.

**Sale No. 2- APN            056-070-07, Laton**  
**Grantor:            Melvine & Kelly Medeiros**  
**Grantee:            Scott & Critchley Revocable Trust**  
**Date:                1/27/14**  
**Document: 6868**

A 57.79 acre parcel located on the west side of S. Fowler Avenue, one mile north of E. Harlan Avenue, 1.5 miles north of Laton, was purchased in January of 2014 for \$1,257,000, cash to the seller.

The land was zoned AE-20 and developed to irrigated field crops.

Soils on the property are:

Soil Type	Class
Traver Fine Sandy Loam	II
El Peco Fine Sandy Loam	III

Water is delivered from one well and distribution is by flood irrigation. Plans are for permanent plantings.

Analysis of the sale indicates a unit price of \$21,751/acre.

**Sale No. 3- APN            331-020-58,59, Fresno**  
**Grantor:        Kiramidjian**  
**Grantee:        Khasigian**  
**Date:            3/11/14**  
**Document: 28330**

A 21.81 acre parcel located at the northwest corner of E. Central and S. Peach Avenues in southeast Fresno was purchased in March of 2014 for \$450,000, cash to the seller.

The land was planted to irrigated field crops and zoned AL-20.

Soils on the property are:

%	Soil Type	Class
--	Hesperia Fine Sandy Loam	I
--	Delhi Loamy Sand	III

Water is from the Fresno Irrigation District and one well. Distribution is via flood irrigation.

Analysis indicates a unit price of \$20,633/acre.

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38.73 Ac Thompson Vineyard  
Nebraska & Bethel Aves, Selma  
May 7, 2015 (8523)  
Page - 28 -

**Sale No. 4- APN**            **309-035-35, Sanger**  
**Grantor:**    C. Reith Patterson  
**Grantee:**    Rosa M. Moya  
**Date:**        4/18/14  
**Document:** 44335

A 19.7 acre parcel located on the east side of N. Greenwood Avenue, south of E. Ashlan Avenue, north of Sanger, was purchased in April of 2014 for \$328,000, cash to the seller.

The land was developed to an orchard that was pulled and was to become irrigated farmland. It was zoned RR.

Soils on the property are:

%	Soil Type	Class
--	Ramona Loam	II
--	San Joaquin Loam	III
--	Alamo Clay	III

Water is from a 10 hp pump and well with distribution via flood irrigation.

Analysis of the sale indicates a unit price of \$16,650/acre.

**Sale No. 5- APN**            **326-030-23, 24, 29, 39, 66, Fresno**  
**Grantor:**    Paul B. & Mei Seto  
**Grantee:**    James S. Anderson  
**Date:**        3/24/14  
**Document:** 32796

A 46.34 acre parcel located at the southeast quadrant of Kearney Boulevard and S. Cornelia Avenue in west Fresno was



purchased in March of 2014 for \$975,000, cash to the seller.

The land was formerly developed to a nursery that was abandoned. There was one dwelling valued at \$100,000 by the grantee. The cost to remove the improvements was \$80,000.

Soils on the property are:

%	Soil Type	Class	Storie Rating
--	Ramona Sandy Loam	II	77
--	Pachappa Loam	I	95
--	Hanford Coarse Sandy Loam	III	48
--	Delhi Loamy Sand	III	72
--	Atwater Loamy Sand	III	70

Water is provided by Fresno Irrigation District and wells.

Analysis of the sale indicates a unit price of \$21,040/acre. However, the dwelling was valued at \$100,000 and the cost to remove the improvements was \$80,000. The net unit price is \$20,177/acre.

**Sale No. 6- APN        350-061-50, Del Rey**  
**Grantor:**     Ronald & Annette Schletewitz  
**Grantee:**     Hrair & Liliane Aredjian  
**Date:**        12/19/14  
**Document:** 142675

A 19.70 acre parcel located at 11435 E. Clayton Avenue, south of Del Rey, was purchased in December of 2014 for \$370,000, cash to the seller.

The parcel was developed to irrigated field crops and zoned AE-20.

Soils were Class I, II and IV. Water is from a deep well.

There was a 1,350 SF wood frame dwelling constructed in 1920 but since remodeled. It was valued at \$50,000.

Analysis of the sale indicates a net unit price of \$18,730/acre.

**Sale No. 7- APN            335-150-22, Fresno**  
**Grantor:       Joel Elorza & Sara Ramirez**  
**Grantee:       Dwayne A. Cardoza Ranches**  
**Date:           1/15/14**  
**Document: 63999**

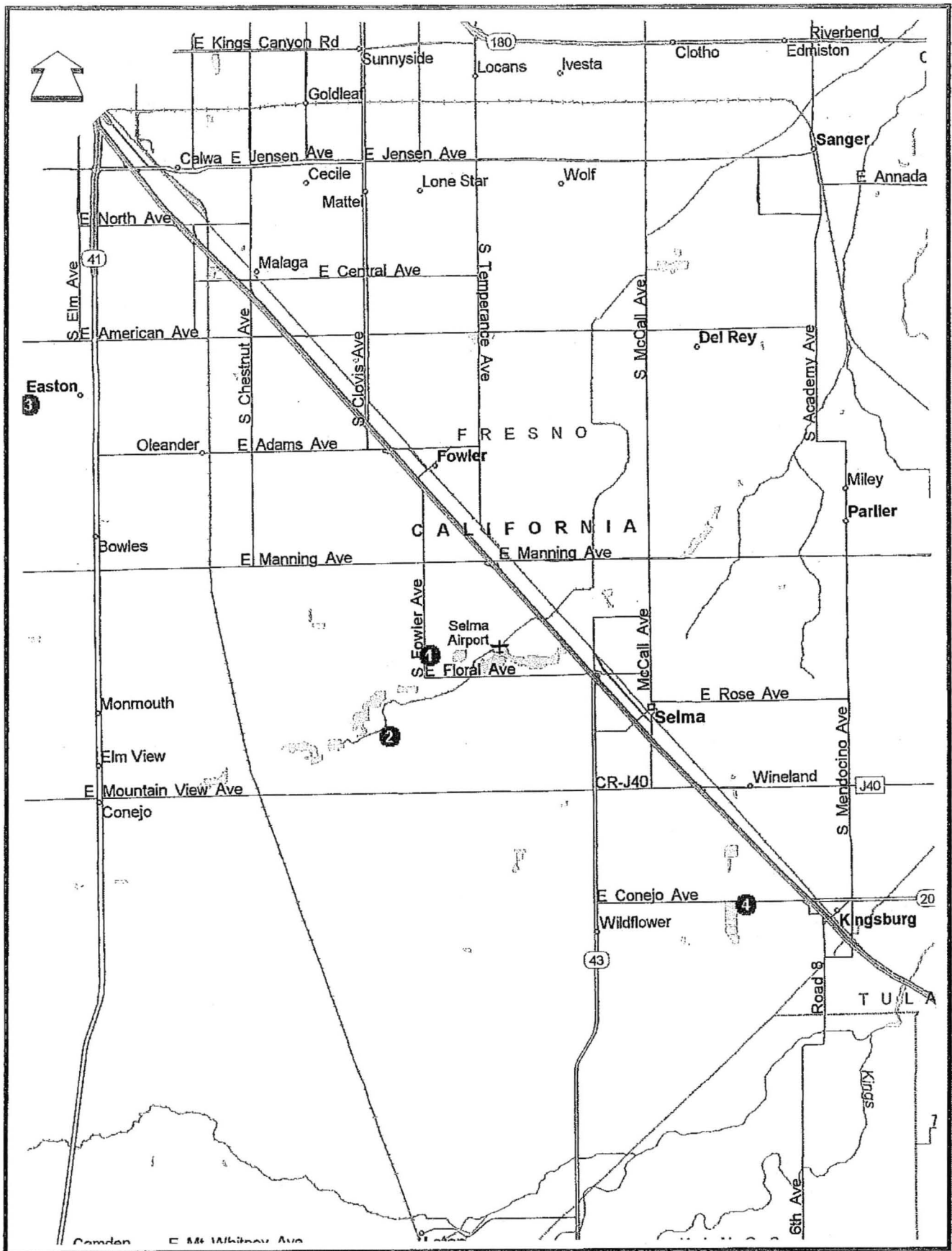
An 18.94 acre parcel located at 1420 W. Parlier Avenue, south of Fresno, was purchased in January of 2014 for \$340,000, cash to the seller.

The land was developed to irrigated field crops and zoned AE-20.

Soils are Class II and III. Water is from an agricultural well, together with a domestic well.

There were older improvements valued at \$10,000.

Analysis of the sale indicates a net unit price of \$17,423/acre.



# Raisin Grape Sales

**Raisin Grape Vineyard Sales:**

A study was conducted as to sales of marginal vineyards. There are four sales included in this report. They indicate the following ranges:

<b>Time:</b>	<b>June 2013</b>	<b>-</b>	<b>Sept 2014</b>
<b>Size:</b>	<b>19.10 Acs</b>	<b>-</b>	<b>39.39 Acs</b>
<b>Unit Price:</b>	<b>\$15,790/Ac</b>	<b>-</b>	<b>\$18,500/Ac</b>

A discussion of each sale follows:

**Vineyard Sales:**

**Sale No. 1 -APN**            **348-170-21, Fowler**  
**Grantor:**            Gurmail Chehal  
**Grantee:**            Sarbjit Singh Kahlon  
**Date:**                4/29/14  
**Document:** 47888

A 39.39 acre parcel located on the southeast corner of E. Huntsman and S. Fowler Avenues, south of Fowler, was purchased in April of 2014 for \$710,000, cash to the seller.

The property is rectangular in shape and level in topography. It is zoned AE-20 and developed to raisin grapes. The varieties are:

Size	Variety	Age	Spacing	Productn
38.00 Acs	Thompson Seedless	Mature	6' x 12'	Unknown
1.39 Acs	Support Land			

The grapes are in fair condition.

Soils consist of Delhi Loamy Sand, Class III, Dello Loamy Sand, Class III, and Hanford Sandy Loam, Class II. Water is available from the Consolidated Irrigation District and an onsite well.



Building improvements include a fair quality 1,000 SF tenant building and a poor quality 600 SF mobile home.

Analysis of the sale indicates a net unit price of \$18,062/acre for the vineyard.

**Sale No. 2 -APN**            **385-031-12, Selma**  
**Grantor:**     Rogelio & Estela Cuellar  
**Grantee:**     Anthony Prieto  
**Date:**         8/5/14  
**Document:** 86325

A 35.58 acre parcel located at 5370 E. Nebraska Avenue, west of Selma, was purchased in August of 2014 for \$635,000, cash to the seller.

The property is irregular in shape and zoned AE-20. It is developed to mature raisin grapes. The varieties are:

Size	Variety	Age	Spacing	Productn
35.58 Acs	Thompson Seedless	Old	—	Unknown
1.08 Acs	Support Land			

The vines are in poor condition.

Soils are Delhi Sand, Class IV, Delhi Loamy Sand, Class III, and Hanford Sandy Loam, Class II. The property is within the Consolidated Irrigation District and water is provided by an agricultural pump and well

There are no building improvements on the property.

Analysis of the sale indicates a net unit price of \$17,847/acre for the property.

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38.73 Ac Thompson Vineyard  
Nebraska & Bethel Aves, Selma  
May 7, 2015 (8523)  
Page - 33 -

**Sale No. 3-APN**                      **334-101-14 & 15, Fresno**  
**Grantor:**        Dwayne Cardoza  
**Grantee:**        Western Terminals  
**Date:**            6/21/13  
**Document:** 71531

A 38.15 acre parcel located on the east line of S. Walnut Avenue, south of W. Lincoln Avenue, south of Fresno, was purchased in June of 2013 for \$1,200,000, cash to the seller.

The property is square-shaped and developed to a Dried-On-Vine organic vineyard in fair condition. The varieties are:

Size	Variety	Age	Spacing	Productn
38.15 Acs	DO Vine	---	---	Unknown
----	Farmstead			

Soils are mostly Class I with a small amount of Class II. The property is within the Fresno Irrigation District and there is one ag pump and well and one domestic pump and well.

Building improvements include a 1,396 SF dwelling and 2,400 SF shop. They were allocated a value of \$50,000.

Analysis of the sale indicates a net unit price of \$15,790/acre for the parcel.

**Sale No. 4-APN**                      **393-211-10, Kingsburg**  
**Grantor:**        George & Dories Sanwo  
**Grantee:**        Anthony & Mary Jo Avila  
**Date:**            9/24/14  
**Document:** 106004

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38.73 Ac Thompson Vineyard  
Nebraska & Bethel Aves, Selma  
May 7, 2015 (8523)  
Page - 34 -

## VINEYARD SALES

Sale #	APN Location	Date Doc	Grantor Grantee	Size Zone	Plantings	Soil Water	Improvements Purchase Price/Ac
1	348-170-21 SEC E. Huntsman Avenue & S. Fowler Avenue, South of Fowler	4/29/14 47888	Gurmail Chehal Sarbjit Singh Kahlon	39.39 Acs AE-20	Older Thompsons	Class II & III CID & Well	----- \$710,000 \$18,025/Ac
2	385-031-12 5370 E. Nebraska Avenue, West of Selma	8/5/14 86325	Rogelio & Estela Cuellar Anthony Prieto	35.58 Acs AE-20	Older Thompsons	Class II, III, IV CID & Well	----- \$635,000 \$17,847/Ac
3	334-101-14 & 15 East Line of S. Walnut Ave, South of W. Lincoln Avenue, South of Fresno	6/21/13 71531	Dwayne Cardoza Western Terminals	38.15 Acs AE-20	DOV Thompsons	Class I & II FID & Well	\$50,000 \$1,200,000 \$15,790/Ac
4	393-211-10 SWC E. Conejo & S. Nelson, West of Kingsburg	9/24/14 106004	George & Dories Sanwo Anthony & Mary Jo Avila	19.10 Acs AE-20	Older Thompsons	Class II & III Well	\$61,650 \$415,000 \$18,500/Ac

(8523 Cht2)

A 19.10 acre parcel located at the southwest corner of E. Conejo and S. Nelson Avenues, west of Kingsburg, was purchased in September of 2014 for \$415,000, cash to the seller.

The property is rectangular in shape and developed to an older Thompson vineyard. It has not been farmed in recent years. The varieties are:

Size	Variety	Age	Spacing	Productn
19.10 Acs	Thompson Seedless	Old	—	None
---	Farmstead			

Water is available from a 7.5 hp ag pump that is not in working order. There is also a domestic pump and well.

Building improvements include a 1,820 SF custom home built in 1977. It had a contributory value of \$61,650.

The sale was part of a 1031 Exchange. Analysis of the sale indicates a net unit price of \$18,500/acre for the property.

#### **Sales Analysis:**

The appraisal parcel contains 38.73 acres planted to old and marginal Thompson vines. There are about 3.0 acres in which the vines have died due to lack of water. The vineyard is in fair-to-poor condition with sagging end posts and wires, missing stakes and vines, and below 2.0 tons/acre production. The soil is quite sandy, irrigation requires 2.5 to 3 weeks, and the property elevation is in three tiers. The easterly one-half of the land is 15' below grade, hence, a frost problem. There is one well that is barely adequate. Farming is very difficult. CID water is available on 13.11 acres.

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38.73 Ac Thompson Vineyard  
Nebraska & Bethel Aves, Selma  
May 7, 2015 (8523)  
Page - 35 -



## IRRIGATED LAND SALES

Sale #	APN Location	Date Doc	Grantor Grantee	Size Zone	Plantings	Soil Water	Improvements Price/Ac
1	350-160-19 & 25 5509 Newmark Avenue, South of Sanger	12/3/14 136196	Grantland Farms Houman Sepahpour	42.63 Acs AE-20	Irrigated Land	Class II & III FID & Well	None \$17,006/Ac
2	056-070-07 West Side of S. Fowler Avenue, North of E. Harlan Avenue, North of Laton	1/27/14 6868	Melvine Medeiros Scott & Critchley Trust	57.79 Acs AE-20	Irrigated Field Cropland	Class II & III Well	None \$21,751/Ac
3	331-020-58 & 59 NWC S. Peach & E. Central, Southeast Fresno	3/11/14 28330	Kiramidjian Khasigian	21.81 Acs AL-20	Irrigated Field Land	Class I & III FID & Well	None \$20,633/Ac
4	309-035-35 East Side of N. Greenwood Ave, South of E. Ashlan Avenue, North of Sanger	4/18/14 44335	C. Patterson Rose Moya	19.70 Acs RR	Irrigated Field Cropland	Class II & III Well	None \$16,650/Ac
5	326-030-23, 24, 29, 39 & 66 SEQ W. Kearney Boulevard & S. Comelia Avenue West of Fresno	3/24/14 32796	Paul B. Seto James Anderson	46.34 Acs AE-20	Former Nursery	Class I, II, III FID & Well	\$20,000 Net \$20,177/Ac
6	350-061-50 11435 E. Clayton Avenue, South of Del Rey	12/19/14 142675	R. Schletewitz Hrair Aredjian	19.70 Acs AE-20	Irrigated Land	Class I, II, IV Well	\$50,000 \$18,730/Ac
7	335-150-22 1420 W. Parlier Avenue, South of Fresno	1/15/14 63999	Joel Elorza/Sara Ramirez Dwayne A. Cardoza Ranches	18.94 Acs AE-20	Irrigated Field Cropland	Class II & III Well	\$10,000 \$17,423/Ac

(8523 Cht1)

The irrigated land sales indicate \$16,650/acre to \$21,750/acre, while the Thompson vineyards indicate \$15,790/acre to \$18,500/acre. The appraisal property is definitely on the low value range and even below due to topography, sandy soil, difficulty of farming, and irrigation.

The lowest sale is \$15,790/acre. The sale is discounted by \$2,000/acre for all of the negative aspects of the subject property. Discounting the unit price by \$2,000/acre indicates a unit price of \$13,790/acre. This is adjusted to \$13,800/acre. It is important to note that the current tenant expended over \$50,000 for the well. If there was not a well, the land would be valued as bare at \$12,500/acre. However, there is a well on city land that becomes the property of the city. Therefore, I deem a unit price of \$13,800/acre to be applicable to the land. Hence, the following valuation:

<b>Land = 38.73 Acs @ \$13,800/Ac =</b>	<b>\$ 534,474.00</b>
<b>Adjusted To</b>	<b><u>\$ 534,000.00</u></b>

**Cost Approach:**

The Cost Approach is considered to be inapplicable.

**Income Approach:**

The Income Capitalization Approach is considered to be inapplicable.

**Final Opinion of Value:**

<b>Value by Sales Comparison Approach =</b>	<b>\$ 534,000.00</b>
<b>Value by Cost Approach =</b>	<b>Not Applicable</b>
<b>Value by Income Capitalization Approach =</b>	<b>Not Applicable</b>
<b>Final Value Opinion =</b>	<b><u>\$ 534,000.00</u></b>

XIX.

Exposure Time:

Exposure time is always presumed to precede the effective date of appraisal, while marketing time is expected to follow the effective date of appraisal. Exposure time is defined as follows:

Exposure Time:

- "1. *The time a property remains on the market.*
  
2. *The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions. (Appraisal Standards Board of The Appraisal Foundation, Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Market Value Estimates," October 1992)."*

The exposure time for the subject is 12-24 months based upon an analysis of other sales in the market.

CONFIDENTIALITY OF SOURCES  
CERTIFICATION, QUALIFICATIONS



## CONFIDENTIALITY OF SOURCES

The names of persons who provide information as to sales, rents, marketing time, etc., have purposely been excluded from this document.

This is to protect our confidential sources of data for future assistance.


# CERTIFICATION

I, James G. Palmer, certify:

- That I have made a personal inspection of the property that is the subject of this report, and have considered all of the pertinent facts affecting the value thereof.
- That all market data pertaining to the final value opinion has been accumulated from various sources and, where possible, personally examined and verified as to details, motivation and validity.
- That as of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute. I am also a Certified General Appraiser, per the Office of Real Estate Appraisers, State of California, License No. AG002881.
- That the statements of fact contained in this report are true and correct.
- That the reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- That I have no present or prospective interest in the property or the transaction that is the subject of this report, and we have no personal interest with respect to the parties involved.
- That I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- That my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- That our compensation for completing the assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

## CERTIFICATION, CONTINUED

- That my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- That no one provided significant professional assistance to the person signing this report.
- That the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative(s).
- The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- That I have the appropriate education and experience to complete the assignment in a competent manner. The reader is referred to the appraisers' statement of qualifications in the Addenda.
- Unless otherwise noted in the scope of this report, I have provided no services regarding the subject property as an appraiser or in any other capacity within the three-year period immediately preceding acceptance of this assignment.
- The appraiser hereby certifies that he met with each of the property owners during his inspection of the various parcels.



James G. Palmer, MAI, ASA, SRWA  
AG002881 - Expires 4/15/2016

# JAMES G. PALMER, MAI

## QUALIFICATIONS SUMMARY

**Highly Qualified Appraiser and Expert Witness** with some 50 years of experience in the appraisal of commercial, industrial, residential, resort, apartment, agricultural, special purpose, service station, and condemnation properties. Credentials include highest attainable designations with the Appraisal Institute, American Society of Appraisers, Office of Real Estate Appraisers, and International Right-of Way Association. Active in community and industry affiliations including election as State Director for American Society of Appraisers and National Director with the International Right-of-Way Association.

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## CLIENT PROFILES

Contracted with a wide range of financial, legal, public, and private sector clients including:

**Financial:** Bank of America, Wells Fargo Bank, Central Bank of Oakland, Sumitomo Bank, Central Bank, Butterfield, Great Western, Home Savings, Imperial, Chase Manhattan Bank, Financial Federation, Sanwa Bank, 1st Interstate Bank, Regency Bank, Bank of Fresno, ValliWide Bank, Community First Bank, Tokai Bank, Truckee River Bank, United Security Bank, Westamerica Bank, Premier Valley Bank, First Fresno Bank, Security First Bank, Bank of Sierra, and Heritage Bank.

**Industry:** Del Monte, Xerox, Shell Chemical, Travelers, Levi Strauss, Transamerica Corp., Merrill Lynch, Kaiser, Aetna, Chevron Land Company, Kaiser Aluminum, Noble Land and Cattle, Hunt-Wesson Foods, American Forest Products, Sprague Electric, National Lead, Dow Chemical, Hewitson Farms, and Mouren Cattle Co.

**Public:** Cities of Fresno, Hanford, Madera, Visalia, Tulare, Reedley, Parlier, Clovis, Sanger, Selma, and Orange Cove; Counties of Fresno, Kings, Madera, and Tulare; Redevelopment Agencies of Fresno, Clovis, Visalia, Sanger and Tulare; Fresno County Board of Supervisors; California Departments of Transportation, General Services, and Wildlife; Fresno Housing Authority; Fresno Metropolitan Flood Control; Bureau of Reclamation; US Forest Service; National Park Service; US Army Corps of Engineers; and California Superior Court.

**Special Purpose:** Ski resorts, wineries, race tracks, water companies, dairies, portions of Yosemite, Sequoia, Kings Canyon and Grand Canyon National Parks, historic properties, hotels, hospitals, convalescent hospitals, care centers, auction yards, feed lots, sand/gravel deposits, duck clubs, resorts, lodges, marinas, stadiums, and railroad rights-of-way.

**Oil Companies:** Shell, Standard Oil, Humble, Gulf, ARCO, Mobil, Union, Exxon, Texaco.

**Schools:** Districts of Fresno, Clovis, Kerman, Sanger, Biola, Caruthers, and Madera.

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## DESIGNATIONS, AFFILIATIONS

**MAI** Member Appraisal Institute, Sacramento Sierra Chapter.

President, Fresno Chapter (1991). Chaired numerous committees.

**ASA** American Society of Appraisers. Past State Director, Chapter President.

**SR/WA** International Right-of-Way Association. Past National Director.

**OREA** Office of Real Estate Appraisers, State of California. Certified General Real Estate Appraiser (12/23/91). Certification No. AG002881 (valid through April 15, 2016).

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(continued)

# JAMES G. PALMER, MAI

Page Two

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## C O U R T

Qualified as an Expert Witness in the Superior Court of Fresno, Madera, Merced, Mariposa, Orange County, Santa Clara, Tulare, Los Angeles, Contra Costa, Kern, and Mariposa Counties; Federal Bankruptcy Court and Federal Court, Mediation Referee.

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## T E A C H I N G

University of California  
California State University, Fresno  
Fresno City College  
State of California  
American Institute of Real Estate Appraisers  
(Hayward)

Real Estate Appraisal I & II  
Lecturer; Business Advisory Council  
Instructor, Real Estate Appraisal; Real Estate Advisory Board  
Lifetime Teaching Credential  
Real Estate Appraisal (AIREA Course VIII)

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## G E O G R A P H I C   A R E A

California: Alameda, Alpine, Amador, Butte, Calaveras, Contra Costs, Del Norte, Fresno, Imperial, Inyo, Kern, Kings, Los Angeles, Madera, Marin, Mariposa, Mendocino, Merced, Mono, Monterey, Orange, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Solano, Sonoma, Stanislaus, Tehema, Tulare, Tuolumne, Ventura, Yolo, Yuba.

Other States: Alaska, Arizona, Arkansas, Hawaii, Idaho, Indiana, Nevada, Oregon, Utah, Washington, Wyoming.

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## E D U C A T I O N ,   P R O F E S S I O N A L   D E V E L O P M E N T

California State University, Fresno  
University of California  
American Institute of Real Estate Appraisers

Bachelor of Arts Degree  
Real Estate Courses (six)  
Courses I, II and VIII

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# LIMITING CONDITIONS

In acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith, it has been assumed by these appraisers:

1) **Limit of Liability:**

The liability of James G. Palmer Appraisals Inc., and employees, is limited to the client only and to the fee actually received by Appraiser(s). Further, there is no accountability, obligation, or liability to any third party. If this report is disseminated to anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The Appraiser(s) is in no way to be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property; physically, financially, and/or legally. In the case of limited partnerships or syndication offerings or stock offerings in real estate, client agrees that if a legal action is initiated by any lender, partner, part owner in any form of ownership, tenant, or any other party, the client will hold the Appraiser completely harmless in any such action from any and all awards or settlements of any type, regardless of outcome.

2) **Copies, Publication, Distribution, Use of Report:**

Possession of this report or any copy thereof, does not carry with it the right to publication, nor may it be used for other than its intended use; the physical report(s) remain the property of the Appraiser(s) for the use of the client, the fee being for the analytical services only. No right is given to copy all or part of this report.

Except, as hereinafter provided, the client may distribute copies of this appraisal report in its entirety to such third parties as he may select; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations, news, sales or other media for public communication without the prior written consent of the appraiser. (See last item in following list for client agreement/consent.)

3) **Confidentiality:**

This appraisal is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by the Appraiser(s) whose signature(s) appear on the appraisal report, unless indicated as "Review Appraiser". No change of any item in the report shall be made by anyone other than the Appraiser(s). The Appraiser(s) and firm shall have no responsibility if any such unauthorized change is made. The Appraiser(s) may not divulge the material (evaluation) contents of the report, analytical findings, or conclusions, or give a copy of this report to anyone other than the client or his designee as specified in writing.

4) **Information Use:**

No responsibility is assumed for accuracy of information furnished by work of others, the client, his designee, or public records. We are not liable for such information or the work of possible subcontractors. Be advised that some of the people associated with James G. Palmer Appraisals Inc. and signing the report are independent contractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other source though reasonable; all are considered appropriate for inclusion to the best of our factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related information.

5) **Testimony, Consultation, Completion, of Contract For Appraisal Service:**

The contract for appraisal, consultation, or analytical service is fulfilled and the total fee is payable upon completion of the report. The Appraiser(s) or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal, in full or in part, nor engage in post appraisal consultation with the client or third parties except under separate and special arrangement and at additional fee. If testimony or deposition is required as a result of any subpoena, the client shall be responsible for any additional time, fees, and charges, regardless of issuing party.

6) **Exhibits:**

Any sketches, maps, and photographs in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Site plans are not surveyed unless shown from separate surveyor.

7) **Legal Engineering, Financial, Structural, or Mechanical Components; Soil Quality:**

No responsibility is assumed for matters legal in character or nature, nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in the appraisal report.

The legal description is assumed to be correct as used in this report furnished by the client, his designee, or as derived by the Appraiser(s).

**LIMITING CONDITIONS - CONTINUED - PAGE 2 of 3**

Please note that no advice is given regarding mechanical equipment or structural integrity or adequacy, soils and potential for settlement on drainage, matters concerning liens, title status, and legal marketability, and similar matters. The client should seek assistance from qualified architectural, engineering, or legal professionals regarding such matters. The lender and owner should inspect the property before any disbursement of funds. Further, it is likely that the lender or owner may wish to require mechanical structural inspections by a qualified and licensed contractor, civil or structural engineer, architect, or other expert.

The Appraiser(s) has inspected as far as possible, by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the soil or hidden structural or other components. We have not critically inspected mechanical components within the improvements and no representations are made herein as to these matters unless specifically stated and considered in the report. The value estimate considers there being no such conditions that would cause a loss of value. The land or the soil of the area being appraised appears firm; however, subsidence in the area is unknown. The Appraiser(s) do not warrant against this condition or occurrence of problems arising from soil conditions.

The appraisal is based upon there being no hidden, unapparent, or apparent conditions of the site, subsoil, or structures or toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Conditions of heating, cooling, ventilating, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment may be made by use as to adequacy of insulation, type of insulation, or energy efficiency of the improvements or equipment which is assumed standard for the subject property's age and type.

If the Appraiser(s) has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representations or warranties are made concerning the above mentioned items.

The Appraiser(s) assumes no responsibility for any costs or consequences arising due to the need, or the lack of need for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contracted to determine the actual need for Flood Hazard Insurance.

**8) Legality of Use:**

The appraisal is based on the premise that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in the report, and that all applications zoning, building, use regulations and restrictions of all types have been complied with unless otherwise stated in the report. It is further assumed that all required licenses, consents, permits, or other legislative or administrative approvals from all applicable local, state, federal and/or private authorities have been or can be obtained or renewed for any use considered in the value estimate.

**9) Component Values:**

The allocation of the total valuation in this report between land and improvements, if included in this report, applies only under the use of the property which is assumed in this report. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

**10) Auxiliary and Related Studies:**

No environmental or impact studies, special market study or analysis, special highest and best use study or feasibility study has been requested or made unless specified in an agreement for services or so stated in this report.

**11) Dollar Values, Purchasing Power:**

The market value estimate and the cost used are as of the date of the estimate of value. All dollar amounts are based on the purchasing power and value of the dollars as of the date of the value estimate.

**12) Value Change, Dynamic Market, Influences, Alteration of Estimate By Appraiser:**

The estimated market value, which is defined in the report, is subject to change with market changes over time. Value is highly related to exposure, time, promotional effort, terms, motivation, and conditions. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace as of the date of value.

In cases of appraisals involving the capitalization of income benefits, the estimate of market value or investment value or value in use is a reflection of such benefits and Appraiser's interpretation of income and yields and other factors derived from general and specific client and market information. Such estimates are as of the date of the estimate of value, and they are thus subject to change as the market changes.

The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

The appraisal report and value estimate are subject to change if the physical or legal entity or the terms of financing are different from what is set forth in this report.

**LIMITING CONDITIONS - CONTINUED - PAGE 3 of 3**

- 13) **Inclusions:**  
Except as specifically indicated and typically considered as a part of the real estate, furnishings, equipment, other personal property, or business operations have been disregarded with only the real estate being considered in the value estimate. In some property types, business and real estate interests and values are combined but only if so stated.
- 14) **Proposed Improvements, Conditioned Value:**  
Improvements proposed, if any, onsite or offsite, as well as any repairs required are considered for purposes of this appraisal to be completed in good and workmanlike manner according to information submitted and/or considered by the appraisers. In case of proposed construction, the appraisal is subject to change upon inspection of the property after construction is completed. This estimate of market value is as of the date shown, as proposed, as if completed, and operating at levels shown and projected, unless otherwise stated.
- 15) **Management of the Property:**  
It is assumed that the property which is the subject of this report will be under typically prudent and competent management, neither inefficient nor superefficient.
- 16) **Fee:**  
The fee for this appraisal or study is for the service rendered and not solely for the time spent on the physical report or the physical report itself.
- 17) **Insulation and Toxic Materials:**  
Unless otherwise stated in this report, the Appraiser(s) signing this report have no knowledge concerning the presence or absence of toxic materials and/or ureaformaldehyde foam insulation in existing improvements. If such is present, the value of the property may be adversely affected.
- 18) **Change, Modifications:**  
The Appraiser(s) reserve the right to alter statements, analyses, conclusions or any value estimate in the appraisal if there becomes known to them facts pertinent to the appraisal process which were unknown when the report was finished.
- 19) **Limiting Conditions:**  
This report sets forth all of the limiting conditions affecting the analysis, opinions, and conclusions contained in this report.
- 20) **Acceptance:**  
Acceptance and/or use of this appraisal report by the client or any third party constitutes acceptance of the above conditions. Appraiser liability extends only to the stated client and not to subsequent parties or users. And the liability is limited to the amount of fee received by the Appraiser(s).
- 21) **Americans with Disabilities Act:**  
The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the property's market value. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in our market value estimates.
- 22) **Fair Housing Amendments Act:**  
In accordance with the Fair Housing Amendments Act, it is illegal for an Appraiser(s) to discriminate against any person because of race, color, religion, sex, hardship, familial status, or national origin. This appraisal complies with all rules and regulations prohibiting discrimination on the basis of race, color, religion, sex, nation origin, and marital status.
- 23) **Year 2000 Compliance:**  
Unless otherwise stated in this report, problems with year 2000 compliance were not investigated, nor called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. Problems with year 200 compliance of embedded systems and the cost to correct them would affect the value of the property, but the appraiser is not qualified to recognize or estimate the cost. This appraisal is predicated on the assumption that no such year 2000 problems exist and no responsibility is assumed for any such problems, nor for any expertise or knowledge required to discover them.
- 24) **Unforeseeable Events:**  
The appraiser cannot be held responsible for unforeseeable events that alter market conditions (that occur subsequent to the date of the preparation of the report, but) prior to the effective date of the appraisal.
- 25) **Prospective Valuation:**  
In preparing appraisals that include prospective (future) valuations, the appraiser cannot be held responsible for the unforeseeable events that alter market conditions (those that occur subsequent to the date of preparation of the report but, prior to the effective date of appraisal).

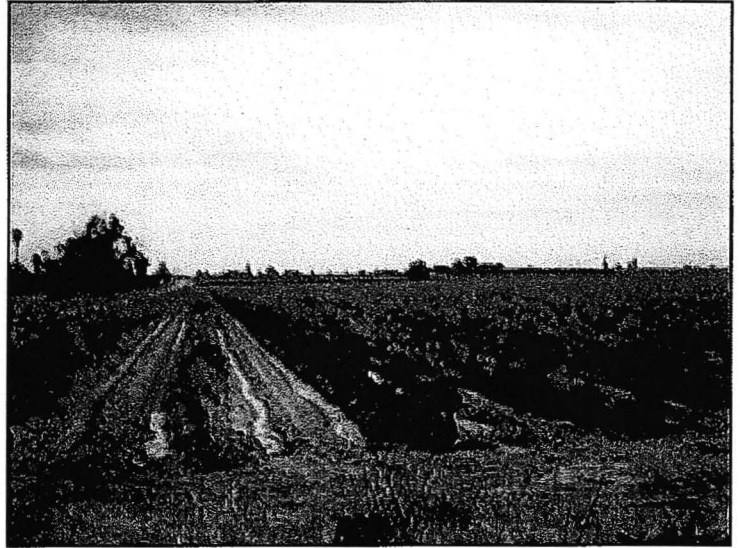
# ADDENDA



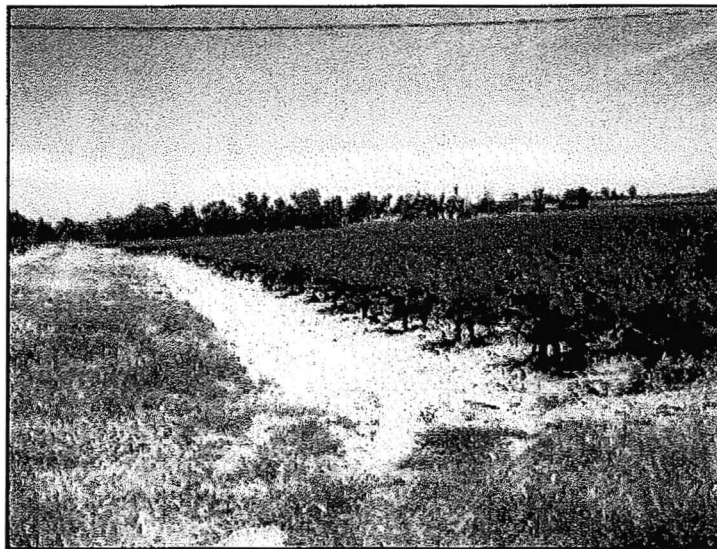
## THOMPSON VINEYARD



PORTION OF VINEYARD



PORTION OF VINEYARD



VINEYARD INDICATING  
ROLLING ELEVATION



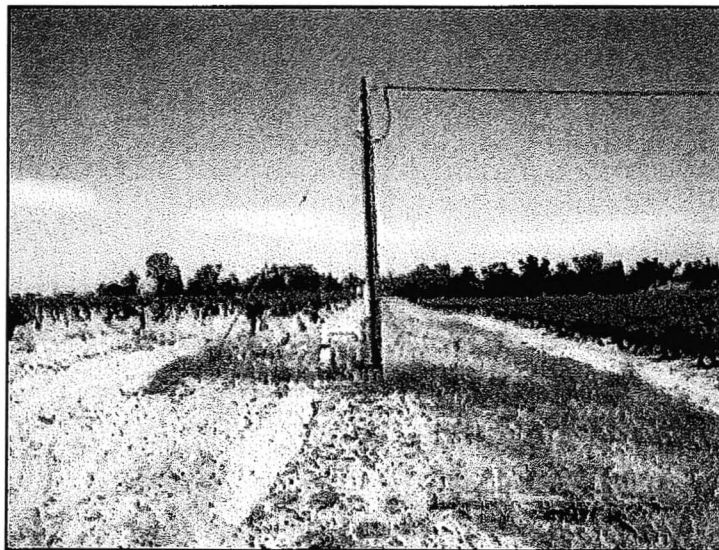
# THOMPSON VINEYARDS



LOWER PORTION OF PROPERTY



OPEN LAND AREA



WELL

**CITY MANAGER'S/STAFF'S REPORT  
CITY COUNCIL MEETING:**

June 1 2015

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**ITEM NO:**

6.

**SUBJECT:** Consideration and necessary action on request for support of Central Valley Drought Resolution.

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**DISCUSSION:** Fresno County Board Supervisor Henry Perea has requested that Council consider approving and forwarding a Resolution similar to the attached information he provided.

<b><u>COST:</u></b> (Enter cost of item to be purchased in box below)		<b><u>BUDGET IMPACT:</u></b> (Enter amount this non-budgeted item will impact this years' budget in box below – if budgeted, enter NONE).
n/a		n/a
<b><u>FUNDING:</u></b> (Enter the funding source for this item in box below – if fund exists, enter the balance in the fund).		<b><u>ON-GOING COST:</u></b> (Enter the amount that will need to be budgeted each year in box below – if one-time cost, enter NONE).
Funding Source:  Fund Balance:		

---

**RECOMMENDATION:** Consider request from Board of Supervisor Henry Perea

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 Ken Grey, City Manager

5/28/15  
 Date

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We \_\_\_\_\_ and \_\_\_\_\_  
                     Ken Grey, City Manager                      Steve Yribarren, Financial Consultant

do hereby agree that the funding for the above is correct and that enough funds exist to cover the expenditure.



## County of Fresno

BOARD OF SUPERVISORS  
SUPERVISOR HENRY PEREA - DISTRICT THREE

May 11, 2015

Mayor Scott Robertson  
Selma City Hall  
1710 Tucker Street  
Selma, CA 93662

RE: Support of Central Valley Drought Resolution

Dear Mayor Robertson:

As a result of a statewide drought, the Fresno County Board of Supervisors has passed a strongly worded resolution proclaiming Fresno County to be in a local emergency.

The resolution –sent to Governor Jerry Brown – requests the immediate passing of legislation that would bring drought relief to the individuals, growers, businesses, public agencies and private agencies that have been harmed by this disaster.

To present a stronger call to action, I am requesting that you and your city council adopt a similar resolution stating the needs of your residents, and forward your requests to the Governor.

Enclosed you will find a copy of Fresno County's approved local emergency resolution that was sent to the governor's office.

It is crucial that we make this a top priority, as the public health and safety of Fresno County residents remain in jeopardy.

Sincerely,

Henry Perea, District 3  
Fresno County Board of Supervisors

Enclosure



1 PROCLAMATION OF CONTINUATION OF A LOCAL EMERGENCY  
2 BY THE BOARD OF SUPERVISORS  
3 COUNTY OF FRESNO, STATE OF CALIFORNIA  
4

5 IN THE MATTER OF THE)

6 2015 DROUGHT CONDITIONS)

RESOLUTION NO. 15-165

7  
8 WHEREAS, a local emergency presently exists in the County of Fresno in accordance with  
9 the proclamation thereof by the Board of Supervisors of the County of Fresno on the 24<sup>th</sup> day of  
10 March, 2015 as a result of a crippling disaster, which severely impaired public health and public  
11 safety, created by conditions of extreme peril to the safety of persons and property which have  
12 arisen within said County caused by a statewide drought commencing in 2012; and

13 WHEREAS, on January 17, 2014, the Governor proclaimed a statewide emergency due to  
14 unprecedented drought conditions in the State of California; and

15 WHEREAS, on January 28, 2014 the Fresno County Board of Supervisors adopted a  
16 resolution in support of the Governor's proclamation; and

17 WHEREAS, on the 24<sup>th</sup> day of March, 2015, the Board of Supervisors of the County of  
18 Fresno, proclaimed the existence of a local emergency and requested the Governor of California  
19 make available any and all State assistance programs and seek additional Federal assistance  
20 programs to provide relief to the individuals, growers, businesses, public agencies and private  
21 agencies that were harmed by this disaster; as a result of local resources being inadequate to cope  
22 with the effects of said emergency; and the combined forces of the other political subdivisions of  
23 the State were required to assist the County to combat the effects of said emergency ; and

24 WHEREAS, on the 19<sup>th</sup> day of September, 2014, the Governor issued Executive Order  
25 (EO) B-26-14 authorizing the Governor's Office of Emergency Services (Cal OES) to provide  
26 California Disaster Assistance Act funding, as deemed appropriate, for local government  
27 assistance to provide emergency water supplies to households without water for drinking and  
28 sanitation purposes: and



1 WHEREAS, on the 27<sup>th</sup> day of March, 2015, the Governor signed emergency legislation -  
2 AB 91 and AB 92 – that fast-tracks more than \$1 billion in funding for drought relief and critical  
3 water infrastructure projects; and

4 WHEREAS, this Board appreciates the Governor's efforts to deal with this statewide  
5 emergency and crisis; and

6 WHEREAS, said emergency has continued and escalated in cumulated impact on this  
7 County; and

8 WHEREAS, local and statewide resources continue to be inadequate to cope with the  
9 effects of said emergency; and

10 WHEREAS, of California's total developed water supply of 82.5 million acre-feet, 47.8% is  
11 being made available to environmental purposes, 41.5% is designated for agricultural uses and  
12 10.8% is allocated to urban uses; and

13 WHEREAS, all beneficial uses and users within California have been curtailed – in part or  
14 in whole – by the State Water Board or local and regional allocation and entitlement decisions in  
15 response to the drought; and

16 WHEREAS, On average, agricultural water supplies between Redding and Bakersfield  
17 have been reduced by 70%, with 31% of California's irrigated farmland, or 2,831,000 acres,  
18 receiving zero water supply allocations; and 52.8% of the state's irrigated farmland receiving 20%  
19 or less of normal surface water supplies; and

20 WHEREAS, water made available by the State of California for environmental purposes has  
21 remained unregulated and, in many cases, has resulted in urban and agricultural users losing  
22 potential water supplies to keep environmental uses "whole"; and

23 WHEREAS, 2015 is the second consecutive year in which Central Valley Project contractors  
24 within Fresno County have endured zero water supply allocations, which agricultural contractors and  
25 users are being most negatively affected; and

1 WHEREAS, that these circumstances compel Fresno County to request the Governor to take  
2 even more stringent actions to be directed at reducing the state's water consumption by imposing  
3 curtailments water supplies currently dedicated to the environment and fishery habitat that are  
4 comparable to those now being mandated and burdening urban and agricultural contractors and  
5 users; and

6 NOW THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO  
7 RESOLVES AS FOLLOWS that the Governor be requested to direct the State Water Board to take  
8 action making changes in Delta water operations necessary to provide additional water supplies for  
9 urban and agricultural users; and

10 That the Governor be requested to meet and confer with the U.S. Department of the Interior  
11 and U.S. Department of Commerce to exercise the greatest possible flexibility in biological opinions  
12 regulating operations affecting endangered species under the federal Endangered Species Act; and

13 That the Governor be requested to be supportive of Congressional legislative efforts being  
14 undertaken by Senator Feinstein to enact federal drought legislation that would benefit water supply  
15 availability in Fresno County and the San Joaquin Valley; and

16 That the Governor be requested to notify this Board of Supervisors of any and all actions,  
17 orders, negotiations and discussions undertaken on behalf of advancing the points enumerated  
18 above; and

19 That the Governor be requested to continue to make available any and all State assistance  
20 programs and seek additional Federal assistance programs to provide relief to the individuals,  
21 growers, businesses, public agencies, and private agencies that were harmed by this disaster; and

22 That a copy of this resolution be forwarded to the Governor of California, the State Water  
23 Resources Control Board and the Director of the State Office of Emergency Services.

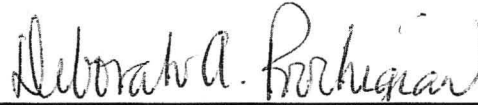
24 NOW THEREFORE, IT IS HEREBY PROCLAIMED by the Board of Supervisors of the  
25 County of Fresno, State of California, that said local emergency continues to exist in the County of  
26 Fresno and that this county remains at "Ground Zero" for the state's most serious economic and  
27 social water supply reduction impacts.

1 THE FOREGOING was passed and adopted by the following vote of the Board of  
2 Supervisors of the County of Fresno this 5th day of May, 2015, to-wit:

3  
4 AYES: Supervisors Pacheco, Perea, Borgeas, Mendes, Poochigian

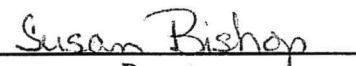
5 NOES: None

6 ABSENT: None

7  
8 

9 Deborah A. Poochigian, CHAIRMAN  
10 Board of Supervisors

11  
12 ATTEST:  
13 BERNICE E. SEIDEL  
14 Clerk, Board of Supervisors

15 By   
16 Deputy

**CITY MANAGER'S/STAFF'S REPORT  
REGULAR CITY COUNCIL MEETING DATE:**

June 1, 2015

**ITEM NO:**

7.

**SUBJECT:** Consideration and necessary action on design and placement of C.E.I.S.  
Reader Board Signs.

**DISCUSSION:** During the January 20, 2015, Regular Council Meeting, Council authorized the City Manager to enter into an agreement with C.E.I.S. System for reader board signs to be placed on city and or private property.

C.E.I.S. has worked with staff along with the Leadership Selma Committee to come up with the final conceptual designs of the signs.

After taking into consideration the aesthetic appearance and visual obstruction for the proposed sign at Floral and Whitson, a pole sign is being recommended (see attachment 2a).

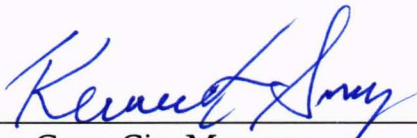
The other two Highway 99 entry way signs will be designed as monuments signs (see attachments 2b).

<b><i>COST:</i></b> (Enter cost of item to be purchased in box below)		<b><i>BUDGET IMPACT:</i></b> (Enter amount this non-budgeted item will impact this years' budget in box below – if budgeted, enter NONE).
None		None
<b><i>FUNDING:</i></b> (Enter the funding source for this item in box below – if fund exists, enter the balance in the fund).		<b><i>ON-GOING COST:</i></b> (Enter the amount that will need to be budgeted each year in box below – if one-time cost, enter NONE).
Funding Source: N/A  Fund Balance: N/A		None

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**RECOMMENDATION:** Authorized the City Manager to move forward with the design appearance and elevations of the new reader board signage.

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 Ken Grey, City Manager

5/28/15  
 Date

- 
- |    |   |   |
|----|---|---|
| 1. | Location Map.....                                     | 3 |
| 2. | Elevations:   |   |
|    | a) Floral Avenue and Whitson Street Elevation.....    | 4 |
|    | b) Highway 99 north & south entry way Elevation ..... | 5 |





Pole design to be placed at Whitson and Floral location





Monument design to be placed on both the  
north and south Highway 99 entryways.



