

agenda item 1.a

**CITY OF SELMA
SPECIAL COUNCIL MEETING
March 28, 2016**

The Special Council meeting of the Selma City Council was called to order at 11:04 a.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 Attorney Costanzo, 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.

EXECUTIVE SESSION: Mayor Robertson recessed the meeting into Executive Session at 11:06 a.m., to discuss the following: One Case of Potential Litigation pursuant to Government Code Section 54956.9 and one case of Pending Litigation pursuant to Government Code Section 54956.9 City of Selma v. Bill Nelson General Engineering Construction Inc.; Merchants Bonding Company and DOES 1 through 100, Fresno County Court Case No. 15 CECG01446.

The meeting reconvened at 1:01 p.m., with Mayor Robertson announcing that there was no reportable action.

ADJOURNMENT: There being no further business, the meeting was adjourned at 1:02 p.m.

Respectfully submitted,

Reyna Rivera
City Clerk

Scott Robertson
Mayor of the City of Selma

**CITY OF SELMA
WORKSHOP/PRE-COUNCIL MEETING
April 4, 2016**

The Workshop/ pre-Council meeting of the Selma City Council was called to order at 5:01 p.m. in the Council Chambers. Council members answering roll call were: Derr, Montijo, Mayor Pro Tem Avalos and Mayor Robertson. Council member Rodriguez was absent.

Also present were City Manager Grey, City Attorney Costanzo, Financial Consultant Yribarren, Finance Manager Moreno, the press, 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.

EXECUTIVE SESSION: Mayor Robertson recessed the meeting into Executive Session at 5:02 p.m. to discuss the following: One case of pending litigation pursuant to Government Code 54956.9 Dan Barcellos & Matthew Hughes v City of Selma, Case No. 1:14-CV-1467 SMS and one case of potential litigation pursuant to Government Code 54956.9.

Mayor Robertson reconvened the meeting at 5:53 p.m., and stated that there was no reportable action.

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

Respectfully submitted,

Reyna Rivera
City Clerk

Scott Robertson
Mayor of the City of Selma

**CITY OF SELMA
REGULAR COUNCIL MEETING
April 4, 2016**

The regular meeting of the Selma City Council was called to order at 6:00 p.m. in the Council Chambers. Council members answering roll call were: Derr, Montijo, Mayor Pro Tem Avalos, and Mayor Robertson. Council member Rodriguez was absent.

Also present were City Manager Grey, City Attorney Costanzo, Community Services Director Kirchner, Financial Consultant Yribarren, Finance Manager Moreno, Fire Chief Kain, Police Chief Garner, Public Works Director Shiplee, the press, 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 Maria Tafoya of First Christian Church led the invocation.

BEAUTIFICATION AWARD: Mayor Robertson presented Lori Grisso of Lori's Pet Palace Grooming, Boarding & Boutique with a Beautification Award. Ms. Grisso thanked Council for the award.

SELMA HIGH SCHOOL GIRLS WRESTLING TEAM: Council member Montijo and Ms. Claudia Salinas from Senator Vidak's office stepped forward to recognize the wrestling team for their hard work and efforts in becoming the 2016 Team State Champions. Council thanked them and noted that they have made the whole community proud.

STATE CENTER COMMUNITY COLLEGE BOND: Mr. Bob Allen, Mrs. Donna Berry, and Mr. Ron Nishinaka all stepped forward in support of the proposed bond measure for the State Center Community College District. Mrs. Donna Berry also provided a PowerPoint presentation which provided details on the proposed bond.

ORAL COMMUNICATIONS: Mr. John Zapata owner of 3808 and 3816 Wright Street stepped forward to address various concerns from neighbors.

Mrs. Mary Clark and Ms. Rhonda Clark tenants of 3808 Wright Street also stepped forward to address concerns from their neighbors.

Mr. Onkar Bains and Ms. Ramona Bustillos stepped forward regarding the various issues on 3808 and 3816 Wright Street.

CONSENT CALENDAR: Council member Montijo requested that agenda items 1.d. be pulled for separate consideration. Motion to approve the remainder of the Consent

Calendar was made by Council member Derr and seconded by Mayor Pro Tem Avalos.
Motion carried with the following vote:

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

- a. Minutes of the March 21, 2016 Workshop/Pre-Council meeting approved as read.
- b. Minutes of the March 21, 2016 Regular meeting approved as read.
- c. RESOLUTION NO. 2016-15R, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA AWARDING CONTRACT FOR STREET, ALLEY AND SIDEWALK IMPROVEMENT PROJECT COMMUNITY BLOCK GRANT PROJECT NO. 14651. Resolution approved by standard motion.
- d. Pulled for separate discussion.

AGENDA ITEM 1.d. CONSIDERATION AND NECESSARY ACTION ON CHECK REGISTER DATED MARCH 25, 2016: After discussion, motion to approve Check Register Dated March 25, 2016 was made by Council member Montijo and seconded by Mayor Pro Tem Avalos. Motion carried with the following vote:

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

CONSIDERATION AND NECESSARY ACTION ON REQUEST FROM SIKH CENTER OF THE PACIFIC COAST TO WAIVE FEES FOR THE ANNUAL SIKH PARADE: Mr. Harlinder Gil and Mr. Gurnek Nagra stepped forward to request the waiver of fees on behalf of the Sikh Center and stated that the Center is a non-profit organization.

After discussion from Council, Mayor Pro Tem Avalos motioned to waive the fees for the annual Sikh Parade this year and to review the waiver annually. Motion was seconded by Council member Derr and carried with the following vote:

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

CONSIDERATION AND NECESSARY ACTION ON REQUEST FROM SIKH CENTER OF THE PACIFIC COAST TO WAIVE FEES FOR A CONDITIONAL USE PERMIT: Mr. Harlinder Gil, Mr. Ajnit Nahall, Mr. Ike Grewal all stepped forward

requesting a fee waiver for costs associated with the electric reader board sign. After much Council discussion, Council member Montijo motioned to allow the process to move forward with fees held in abeyance until Council reviews past practice. Council member Derr seconded the motion, and it carried with the following vote:

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

CONSIDERATION AND NECESSARY ACTION ON REQUEST TO SUPPORT AND PARTICIPATE IN THE PROPOSED SOUTHEAST FRESNO COMMUNITY ECONOMIC DEVELOPMENT ASSOCIATION, INC: After much discussion, motion to reject the request by the Southeast Fresno Community Economic Development Association was made by Council member Montijo and seconded by Council member Derr. Motion carried with the following vote:

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

DEPARTMENTAL REPORTS: City Manager Grey updated Council on the Arrants Street matter.

Public Works Director Shiplee reported on current projects.

Police Chief Garner invited Council to the upcoming Bringing Broken Neighborhoods Back to Life event.

Community Services Director Kirchner reported on current activities and the new sign.

COUNCIL REPORTS: Council member Derr reported on attending the following: Chamber Awards Banquet and Good Friday and Easter Services.

Council member Montijo reported on attending the Chamber Awards Banquet, Housing Authority Ground Breaking Ceremony, and the Selma Women's Club meeting.

Mayor Pro Tem Avalos reported on attending a recent San Joaquin Air Pollution District meeting. He reported on a Police department ride along, and inquired on gang injunctions.

Mayor Robertson reported on a citizen complaint at 2146 Maple Street. He also reported on the following upcoming events: SKF meeting, Neighborhood Watch meeting at the

Police Department, and COG meeting to discuss State Transportation Implementation Program funding.

ORAL COMMUNICATIONS: Ms. Joan Nelson, 1058 Mill Street stepped forward to inquire on how to get more police officers in Selma in order to restore the quality of life.

EXECUTIVE SESSION: Mayor Robertson recessed the meeting into Executive Session at 8:06 p.m. to discuss one case of potential litigation pursuant to Government Code 54956.9.

Mayor Robertson reconvened the meeting at 8:30 p.m., and stated that there was no reportable action.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:31 p.m.

Respectfully submitted,

Reyna Rivera
City Clerk

Scott Robertson
Mayor of the City of Selma

**CITY OF SELMA
SPECIAL COUNCIL MEETING
April 8, 2016**

The Special Council meeting of the Selma City Council was called to order at 2:00 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 Attorney Costanzo, 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.

EXECUTIVE SESSION: Mayor Robertson recessed the meeting into Executive Session at 2:01 p.m., to discuss One Case of Potential Litigation pursuant to Government Code Section 54956.9.

The meeting reconvened at 3:40 p.m., with Mayor Robertson announcing that there was no reportable action.

ADJOURNMENT: There being no further business, the meeting was adjourned at 3:41 p.m.

Respectfully submitted,

Reyna Rivera
City Clerk

Scott Robertson
Mayor of the City of Selma

Check Register Report

agenda item 1.e

Date: 04/12/2016

Time: 2:43 pm

Page: 1

City of Selma

BANK: UNION BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
UNION BANK Checks							
66821	03/31/2016	Printed		10170.073	AIR LIQUIDE HEALTHCARE AMERICA	OXYGEN CYLINDER RENTAL	761.36
66822	03/31/2016	Printed		10190.063	AMERICAN AMBULANCE	APRIL 2016 PAYMENT	89,563.00
66823	03/31/2016	Printed		10100.510	AT&T	TELEPHONE SERVICE	19.12
66824	03/31/2016	Printed		10100.515	AT&T	FAX CHARGES	2,414.18
66825	03/31/2016	Printed		10210.225	BANK OF THE WEST	SURVEILLANCE EQUIPMENT	1,120.17
66826	03/31/2016	Printed		10230.130	BENNETT & BENNETT, INC.	MISC IRRIGATION SUPPLIES	184.66
66827	03/31/2016	Printed		10310.460	CAL FIRE	FIRE CLASS	300.00
66828	03/31/2016	Printed		10310.455	CALIFORNIA WATER SERVICE	WATER SERVICE	23.85
66829	03/31/2016	Printed		10300.334	CDCE INCORPORATED	MDT MONTHLY LEASE-FD	1,925.00
66830	03/31/2016	Printed		11910.806	CITY OF SANGER FIRE DEPARTMENT	CONSULTING FOR IGT	686.25
66831	03/31/2016	Printed		10370.392	COMMUNITY MEDICAL CENTER	BLOOD DRAW	175.00
66832	03/31/2016	Printed		10370.940	COOK'S COMMUNICATION CORP	INSTALL AVL IN UNIT	1,441.58
66833	03/31/2016	Printed		10410.100	DAVE'S TOWING	VEHICLE STORAGE FOR EVIDENCE	65.00
66834	03/31/2016	Printed		10420.195	PAUL DEMMERS	TRAINING SUPPLIES REIMB	91.44
66835	03/31/2016	Printed		10430.071	DEPARTMENT OF JUSTICE	BLOOD ALCOHOL ANALYSIS	770.00
66836	03/31/2016	Printed		10580.694	ESQUIRE DEPOSITION SOLUTIONS	ARRANTS STORM DRAIN FAILURE	551.13
66837	03/31/2016	Printed		10620.180	FEDEX	FAHRNEY ANNEXATION	49.87
66838	03/31/2016	Printed		10620.210	FEDOR PLUMBING	CLEAN OUT LINE-SC	80.00
66839	03/31/2016	Printed		10660.099	FRANCHISE TAX BOARD	CS#550680107	352.77
66840	03/31/2016	Printed		10670.270	FRESNO CO TREASURER-SHERIFF	CRIME SCENE INVESTIGATION	533.52
66841	03/31/2016	Printed		10371.160	FRESNO COUNCIL OF GOVERNMENTS	MULTI JURISDICTION HOUSING	15,553.00
66842	03/31/2016	Printed		10670.520	FRESNO-MADERA AAA	SENIOR MEALS	37.73
66843	03/31/2016	Void	03/31/2016			Void Check	0.00
66844	03/31/2016	Printed		10700.080	G&K SERVICES	LINEN/UNIFORM SERVICE	4,948.13
66845	03/31/2016	Printed		10710.619	GARREKS, INC	CAR WASHES-JANUARY 2016	485.00
66846	03/31/2016	Printed		10720.010	GATEWAY ENGINEERING, INC.	CITY ENGINEERING SERVICES	13,507.50
66847	03/31/2016	Printed		10730.107	GLACIER REFRIGERATION & AIR	SHAFFER ICE MACHINE	115.00
66848	03/31/2016	Printed		10820.020	HEALTHEDGE ADMINISTRATORS INC.	DENTAL CLAIMS 3/16/16	2,920.53
66849	03/31/2016	Printed		10820.702	HEWLETT-PACKARD FINANCIAL	LEASE FOR DESKTOP PCS	1,906.65
66850	03/31/2016	Printed		10850.149	HUB INTERNATIONAL INSURANCE	PV DOG & ANTIQUE SHOWS	369.60
66851	03/31/2016	Printed		10970.773	INTERWEST CONSULTING GROUP INC	PLAN CHECKS	19,242.06
66852	03/31/2016	Printed		11040.364	JOHN ROCHA CUSTOM TRACTOR	PREPARE PAD FOR STORAGE BLD-AC	8,950.00
66853	03/31/2016	Printed		11040.710	JORGENSEN & COMPANY	ANNUAL FIRE EXT MAINT-CH & FD	140.61
66854	03/31/2016	Printed		11043.145	JT2 INC DBA TODD COMPANIES	ARRANTS STORM DRAIN FAILURE	1,865.00
66855	03/31/2016	Printed		11120.510	JEFF KESTLY	MEDICAL PREMIUM REIMB APR 16	158.18
66856	03/31/2016	Printed		11230.180	LIEBERT, CASSIDY, WHITMORE INC	FLSA CLAIM	3,859.00
66857	03/31/2016	Printed		11330.050	STEVEN MCINTIRE	MEDICAL PREMIUM REIMB APR 16	1,638.76
66858	03/31/2016	Printed		11300.105	MUNISERVICES, LLC	SUTA SERVICES	2.24
66859	03/31/2016	Printed		11420.334	NEW AVON LLC	BUSINESS LIC OVERPAYMENT REIMB	120.00
66860	03/31/2016	Printed		11400.032	NGLIC CO SUPERIOR VISION	VISION INSURANCE PREMIUM	1,635.92
66861	03/31/2016	Printed		11530.100	OFFICE DEPOT, INC.	OFFICE SUPPLIES	1,135.05
66862	03/31/2016	Printed		11579.027	OVERSTREET & ASSOCIATES	ATTORNEY FEES-ARRANTS STORM DR	4,732.25
66863	03/31/2016	Printed		11610.155	PG&E	UTILITIES	37,674.13
66864	03/31/2016	Printed		11640.810	PITNEY BOWES PURCHASE POWER	POSTAGE REFILL	949.45

Check Register Report
agenda item 1.e

Date: 04/12/2016

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Page: 2

City of Selma

BANK: UNION BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
UNION BANK Checks							
66865	03/31/2016	Printed		11910.440	SAMUEL FRENCH, INC.	BRIGHTON BEACH PERFORMANCE	1,025.00
66866	03/31/2016	Printed		11926.843	SECOND CHANCE ANIMAL SHELTER	MONTHLY SUPPORT PAYMENT	6,333.33
66867	03/31/2016	Printed		11945.510	SELMA LITTLE LEAGUE	REFUND EARLY PAYMENT	6,000.00
66868	03/31/2016	Printed		11945.800	SELMA UNIFIED SCHOOL DISTRICT	FUEL	8,316.51
66869	03/31/2016	Printed		11900.389	SPARKLETTS	WATER SERVICE	97.86
66870	03/31/2016	Printed		11975.420	STATE CONTROLLER'S OFFICE	ANNUAL STREET REPORT 2014-15	1,623.95
66871	03/31/2016	Printed		11985.147	SUN BADGE CO	CAPTAIN BADGE	99.90
66872	03/31/2016	Printed		11988.100	SURVEILLANCE INTEGRATION INC.	SHAHER PARK CAMERA SYSTEM	8,182.51
66873	03/31/2016	Printed		12010.108	TAG-AMS, INC.	EMPLOYEE DRUG TESTING	169.00
66874	03/31/2016	Printed		12030.109	THE CRISCOM COMPANY	LOBBYING SERVICES-PD	4,636.55
66875	03/31/2016	Printed		11160.380	THE KNOX COMPANY	REPAIR TECH KEY FOR ENGINE	655.56
66876	03/31/2016	Printed		12070.120	TULARE CO JAIL INDUSTRIES	FIRE DECALS	45.36
66877	03/31/2016	Printed		11530.115	U.S. BANCORP EQUIPMENT FINANCE	LEASE PAYMENT	937.89
66878	03/31/2016	Printed		12100.050	U.S. BANK CORPORATE PMT SYSTEM	CALCARD CHARGES 2/23-3/22/16	40,044.50
66879	03/31/2016	Printed		12160.098	UNION PACIFIC RAILROAD COMPANY	N SELMA SEWER PROJ	4,100.00
66880	03/31/2016	Printed		12160.142	UNITED STATES TREASURY	LEVY PROCEEDS JAMES W INGRAM	1,058.32
66881	03/31/2016	Printed		12220.210	VALLEY NETWORK SOLUTIONS INC.	NETCARE	4,774.50
66882	03/31/2016	Printed		12270.190	VERIZON WIRELESS	AIRCARDS	382.86
66883	03/31/2016	Printed		12252.630	YRIBARREN GROUP	CONSULTING SERVICES-MARCH	6,250.00
66884	04/04/2016	Printed		10400.215	DIVISION OF THE STATE ARCHITEC	ADA BUSINESS LICENSE FEE	95.40
66885	04/07/2016	Printed		11610.155	PG&E	UTILITIES	457.95

Total Checks: 65

Checks Total (excluding void checks):

318,340.64

Total Payments: 65

Bank Total (excluding void checks):

318,340.64

Total Payments: 65

Grand Total (excluding void checks):

318,340.64

US BANK INVOICE FOR CALCARD CHARGES: 2/23/16-3/22/16

agenda item 1.e

Trace
Numbers to
employee
Statement
and Agree

DEPARTMENT	EMPLOYEE NAME	EMPLOYEE POSITION	TRANSACTION DATE	VENDOR NAME	DESCRIPTION OF PURCHASE	ACCOUNT NUMBER	AMOUNT	
IT	ANDY CLIFTON	IT TECHNICIAN	2/22/2016	OFFICEMAX #1137	USB FLASH DRIVES	704-9600-600.110.000	19.56	19.56
ADMINISTRATION	TESLA NASON	HUMAN RESOURCE ANALYST	3/13/2016	WHOLE FOODS	SNACKS-ACCT CLERK II INTERVIEWS	100-1400-610.920.000	18.97	18.97
	REYNA RIVERA	CITY CLERK	2/29/2016	SAVEMART	COUNCIL MEETING SUPPLIES	100-1100-610.920.000	11.38	
	REYNA RIVERA	CITY CLERK	3/7/2016	SAVEMART	COUNCIL MEETING SUPPLIES	100-1100-610.920.000	4.78	
	REYNA RIVERA	CITY CLERK	3/7/2016	RODOLFOS	COUNCIL MEETING SUPPLIES	100-1100-610.920.000	39.63	
	REYNA RIVERA	CITY CLERK	3/10/2016	SAVEMART	MEETING SUPPLIES	100-1700-600.250.000	14.37	
	REYNA RIVERA	CITY CLERK	3/11/2016	THE BEARS DEN	MEETING SUPPLIES	100-1700-600.250.000	24.90	
	REYNA RIVERA	CITY CLERK	3/21/2016	PAPA MURPHYS	COUNCIL MEETING SUPPLIES	100-1100-610.920.000	12.00	
	REYNA RIVERA	CITY CLERK	3/21/2016	LITTLE CEASARS	COUNCIL MEETING SUPPLIES	100-1100-610.920.000	19.56	126.62
	ROSEANN GALVAN	ADMINISTRATIVE ANALYST	3/5/2016	HOME DEPOT	CONTAINER, BEV CONTAINER GRANT	232-1550-600.250.000	483.18	
	ROSEANN GALVAN	ADMINISTRATIVE ANALYST	3/7/2016	WALMART	AMBASSADOR MEETING	100-1550-610.920.000	3.28	486.46
BUILDING	DAN RUIZ	BUILDING INSPECTOR	2/25/16	OFFICE DEPOT	STAMP PAD & INK	100-3200-600.250.000	11.39	11.39
CITY MANAGER	KEN GREY	CITY MANAGER	3/3/2016	ICSC	CONFERENCE	100-1300-610.900.000	250.00	
	KEN GREY	CITY MANAGER	3/20/2016	SAMUEL FRENCH INC.	LICENSING - HEATHER'S LICENSING	605-4300-656-540.008	5,909.28	6,159.28
FIRE	CITY OF SELMA-TRAINING DIV	ENGINEER	3/2/16	WALMART-SELMA	STATION SUPPLIES	100-2525-600.250.000	151.99	
	CITY OF SELMA-TRAINING DIV	ENGINEER	3/8/16	HOTELS.COM	HOTEL FOR TRAINING CLASS-JEREMY OWENS	100-2525-610.915.000	434.14	
	CITY OF SELMA-TRAINING DIV	ENGINEER	3/8/16	SOUTH BAY PUBLIC SAFETY	TRAINING CLASS-JEREMY OWENS	100-2525-610.915.000	300.90	
	CITY OF SELMA-TRAINING DIV	ENGINEER	3/14/16	SUNNY OAKS VALERO	FUEL-OUT OF TOWN TRAINING	100-2525-610.915.000	33.37	
	CITY OF SELMA-TRAINING DIV	ENGINEER	3/16/16	WALGREENS	BATTERIES/SUPPLIES	100-2525-600.250.000	33.46	
	CITY OF SELMA-TRAINING DIV	ENGINEER	3/17/16	SUNNY OAKS VALERO	FUEL-OUT OF TOWN TRAINING	100-2525-610.915.000	28.58	
	CITY OF SELMA-TRAINING DIV	ENGINEER	3/18/16	HILTON HOTELS-SCOTTS VALLEY	HOTEL FOR TRAINING CLASS-JEREMY OWENS/ANTHONY RIVAS	100-2525-610.915.000	200.33	1,182.77
	CITY OF SELMA-STATION 1	CAPTAIN	3/5/16	HOME DEPOT	PROPANE FOR STATION 1	100-2525-600.250.000	21.71	
	CITY OF SELMA-STATION 1	CAPTAIN	3/9/16	BATTERY MART.COM	BATTERIES FOR LARGER LIGHTS	100-2525-600.250.000	26.45	
	CITY OF SELMA-STATION 1	CAPTAIN	3/11/16	OFFICE MAX	POSTAGE FOR PACKAGE SENT	100-2500-600.120.000	15.08	
	CITY OF SELMA-STATION 1	CAPTAIN	3/11/16	BATTERY MART.COM	BATTERIES FOR HAND LIGHTS ON ENGINE	100-2525-600.250.000	35.30	98.54
	KELLI TELLEZ	DEPARTMENT SECRETARY	2/23/16	OFFICE MAX	CLASP ENVELOPES	100-1600-600.100.000	18.47	
	KELLI TELLEZ	DEPARTMENT SECRETARY	3/3/16	WORLD POINT	CPR BOOKS AND VIDEOS	100-2500-600.250.200	140.75	159.22
	MIKE KAIN	FIRE CHIEF	3/7/16	LOWES	LOCK BOX FOR OFFICE	100-2500-600.250.000	37.86	37.86
POLICE	CALEB GARCIA	POLICE OFFICER	2/22/2016	QUICK JACKS, VISALIA CA	FUEL	701-9200-600.257.000	33.61	
	CALEB GARCIA	POLICE OFFICER	2/24/2016	76, SALIDA CA	FUEL	701-9200-600.257.000	41.15	
	CALEB GARCIA	POLICE OFFICER	2/27/2016	CHEVRON, MODESTO CA	FUEL	701-9200-600.257.000	42.51	
	CALEB GARCIA	POLICE OFFICER	3/21/2016	76, MERCED CA	FUEL	701-9200-600.257.000	50.91	168.18
	CHRISTIE MOORADIAN	LIEUTENANT	3/18/2016	PLATINUM PERFORMANCE	MEDICATION FOR K-9 DODGER	100-2200-600.250.000	101.95	101.95
	DEBBIE GOMEZ	COMMUNITY SERVICE OFFICER	2/5/2016	FLORIDA REAL ESTATE	NOT A VALID CHARGE -REIMB ACCT	800-0000-121.000.000	(1.00)	-1.00
	FRANK SANTILLAN	POLICE SERGEANT	2/25/2016	AMAZON	VEHICLE LOCKOUT KIT/PATROL	100-2200-600.250.000	13.80	
	FRANK SANTILLAN	POLICE SERGEANT	2/25/2016	AMAZON	VEHICLE LOCKOUT KIT/PATROL	100-2200-600.250.000	13.80	
	FRANK SANTILLAN	POLICE SERGEANT	2/29/2016	CORNER STORE SELMA, CA.	FUEL	701-9200-600.257.000	30.00	
	FRANK SANTILLAN	POLICE SERGEANT	3/5/2016	AUTOZONE SELMA, CA.	PATROL UNIT CLEANING SUPPLIES	100-2200-600.250.000	14.10	
	FRANK SANTILLAN	POLICE SERGEANT	3/6/2016	DOLLAR TREE SELMA, CA.	PRISONER MEALS AND CLEANING SUPP	100-2100-600.250.000	17.61	
	FRANK SANTILLAN	POLICE SERGEANT	3/7/2016	SMITHGEAR	LOBBY TELEPHONE	100-2100-600.250.000	68.90	
	FRANK SANTILLAN	POLICE SERGEANT	3/13/2016	WALMART SELMA, CA.	CLEANING SUPPLIES	100-2100-600.250.000	30.37	
	FRANK SANTILLAN	POLICE SERGEANT	3/14/2016	AMAZON	VEHICLE LOCKOUT KIT/PATROL	100-2200-600.250.000	13.80	
	FRANK SANTILLAN	POLICE SERGEANT	3/14/2016	AMAZON	AR-15 LONG GUN CASE SRO HOLT	100-2100-600.250.000	40.00	
	FRANK SANTILLAN	POLICE SERGEANT	3/16/2016	CORNER STORE SELMA, CA.	FUEL	701-9200-600.257.000	34.00	
	FRANK SANTILLAN	POLICE SERGEANT	3/18/2016	CORNER STORE SELMA, CA.	FUEL	701-9200-600.257.000	35.70	312.08

US BANK INVOICE FOR CALCARD CHARGES: 2/23/16-3/22/16

DEPARTMENT	EMPLOYEE NAME	EMPLOYEE POSITION	TRANSACTION		DESCRIPTION OF PURCHASE	ACCOUNT NUMBER	AMOUNT	Trace Numbers to employee Statement and Agree
			DATE	VENDOR NAME				
POLICE	GILBERT CANTU	POLICE SERGEANT	3/14/2016	METRO UNIFORM, FRESNO	SGT. STRIPES FOR 2 UNIFORM SHIRTS	100-2200-600.300.000	22.05	22.05
	GREG GARNER	POLICE CHIEF	2/26/16	SPIKE & RAIL	BBNBTI NON-PROFT SETUP MEETING	100-2200-610.920.000	70.00	
	GREG GARNER	POLICE CHIEF	3/16/16	BOLT LIGHTING SYSTEMS	CRIME SCENE LIGHTING SYSTEM	100-2200-600.250.000	630.00	
	GREG GARNER	POLICE CHIEF	3/17/16	DOUBLETREE HOTEL ONTARIO CA	LODGING-CAL CHIEFS CONFERENCE	100-2300-610.915.000	702.56	1,402.56
	JACOB PUMAREJO	POLICE OFFICER	2/22/2016	OFFICE MAX	VOICE RECORDERS (2)	100-2100-600.350.000	239.17	
	JACOB PUMAREJO	POLICE OFFICER	2/22/2016	OFFICE MAX	VOICE RECORDER	100-2100-600.350.000	100.01	
	JACOB PUMAREJO	POLICE OFFICER	2/24/2016	76	FUEL	701-9200-600.257.000	60.50	
	JACOB PUMAREJO	POLICE OFFICER	2/28/2016	PURRDY PAWS	USED CALCARD IN ERROR, REIMB THE CITY	800-0000-121.000.000	9.99	
	JACOB PUMAREJO	POLICE OFFICER	2/29/2016	VALERO	FUEL	701-9200-600.257.000	50.43	
	JACOB PUMAREJO	POLICE OFFICER	3/2/2016	CHEVRON	FUEL	701-9200-600.257.000	50.30	
	JACOB PUMAREJO	POLICE OFFICER	3/3/2016	SHELL	FUEL	701-9200-600.257.000	57.55	
	JACOB PUMAREJO	POLICE OFFICER	3/7/2016	SHELL	FUEL	701-9200-600.257.000	51.16	
	JACOB PUMAREJO	POLICE OFFICER	3/9/2016	SHELL	FUEL	701-9200-600.257.000	49.45	
	JACOB PUMAREJO	POLICE OFFICER	3/11/2016	SHELL	FUEL	701-9200-600.257.000	55.75	
	JACOB PUMAREJO	POLICE OFFICER	3/16/2016	SHELL	FUEL	701-9200-600.257.000	46.00	
	JACOB PUMAREJO	POLICE OFFICER	3/17/2016	76	FUEL	701-9200-600.257.000	55.40	825.71
	MYRON DYCK	LIEUTENANT	2/26/2016	CENTRAL VALLEY LOCK-REEDLEY	LEYS FOR PD BUILDING	100-2100-600.370.000	62.52	
	MYRON DYCK	LIEUTENANT	3/10/2016	MARRIOTT HOTELS BAKERSFIELD	LODGING FOR TRAINING	100-2200-610.915.000	302.55	
	MYRON DYCK	LIEUTENANT	3/16/2016	OFFICE MAXX	STORAGE DEVICES FOR PHONE EVIDENCE	100-2100-600.250.000	43.42	
	MYRON DYCK	LIEUTENANT	3/21/2016	LIND ELECTRONICS	POWER CORDS FOR MDTs	100-2200-600.350.000	69.80	478.29
POLICE	POLICE DEPT NO 1		2/21/2016	VALERO SELMA	FUEL FOR TRAINING	100-2200-610.915.000	33.34	
	POLICE DEPT NO 1		2/23/2016	TRAVEL CENTER ARVIN, CA	FUEL FOR TRAINING	100-2200-610.915.000	21.02	
	POLICE DEPT NO 1		3/18/2016	TAC TEAM	LEASHES FOR K-9S	100-2200-600.250.000	65.00	
	POLICE DEPT NO 1		2/23/2016	HOLIDAY INN	TRANSACTION CHALLENGED	100-2200-610.920.000	344.46	
	POLICE DEPT NO 1		2/23/2016	HOLIDAY INN	TRANSACTION CHALLENGED	100-2200-610.920.000	344.46	808.28
	RUDY ALCARAZ	SERGEANT	2/22/2016	METRO UNIFORM	DUTY GEAR	100-0000-123.010.000	41.02	
	RUDY ALCARAZ	SERGEANT	3/4/2016	BEARS DEN	CHIEFS MEETING	100-2100-610.920.000	14.00	55.02
	TERRY REID	SERGEANT	2/28/16	TACO BELL	PRISONER MEALS	100-2100-600.250.000	2.81	
	TERRY REID	SERGEANT	2/28/16	TACO BELL	PRISONER MEALS	100-2100-600.250.000	1.72	
	TERRY REID	SERGEANT	2/15/16	COPS PLUS	6 PK FINGERPRINT PADS FOR OFCS	100-2100-600.250.000	39.19	43.72

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DEPARTMENT	EMPLOYEE NAME	EMPLOYEE POSITION	TRANSACTION DATE	VENDOR NAME	DESCRIPTION OF PURCHASE	ACCOUNT NUMBER	AMOUNT	
PUBLIC WORKS	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/9/2006	EWING IRRIGATION PRODUCTS	MISC SPRINKLER SUPPLIES - PARKS	100-5300-600.250.000	755.41	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - LLMS ZONE 11	220-5300-600.250.411	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - LLMS ZONE 8	220-5300-600.250.408	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - LLMS ZONE 7	220-5300-600.250.407	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - LLMS ZONE 6	220-5300-600.250.406	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - LLMS ZONE 5	220-5300-600.250.405	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - LLMS ZONE 4	220-5300-600.250.404	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - LLMS ZONE 2	220-5300-600.250.402	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - LLMS ZONE 1	220-5300-600.250.401	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - LLMS ZONE 3	220-5300-600.250.403	6.64	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - MARKING PAINT	210-5400-600.250.000	6.95	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - PARKS	100-5300-600.250.000	59.78	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	AMAZON.COM	SAFETY VESTS	100-5300-600.300.000	72.74	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	AMAZON.COM	SAFETY VESTS	210-5400-600.300.000	72.74	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	AMAZON.COM	SAFETY VESTS	100-5300-600.300.000	107.94	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/22/2016	AMAZON.COM	SAFETY VESTS	210-5400-600.300.000	107.94	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/23/2016	HILTI	SPECIAL SUPPLIES	210-5400-600.250.000	75.02	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	2/24/2016	ALERT-O-LITE	SPECIAL SUPPLIES	210-5400-600.250.000	298.71	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/1/2016	CENTRAL SANITARY SUPPLY	TOILET PAPER FOR PARKS	100-5300-600.250.000	87.68	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/1/2016	CENTRAL SANITARY SUPPLY	MISCELLANEOUS JANITORIAL SUPPLIES	702-9300-600.250.000	565.40	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/2/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - CITY HALL	702-9300-600.250.000	29.33	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/3/2016	CROWN SHORTLOAD CONCRETE	IMPROVEMENTS FOR DOG PARK, NEBRASKA & THOMPSON	456-4100-600.250.000	374.00	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/4/2016	A VINYL FENCE	DEPOSIT FOR FENCE MATERIAL FOR SECOND STREET BEAUTIFICATION	100-9900-700.100.000	3,700.00	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/8/2016	NELSON'S POWER CENTER	SMALL TOOLS & MINOR EQUIPMENT - LLMD ZONE 5 (BACKPACK BLOWER)	220-5300-600.305.405	34.22	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/8/2016	NELSON'S POWER CENTER	SMALL TOOLS & MINOR EQUIPMENT - LLMD ZONE 1 (BACKPACK BLOWER)	220-5300-600.305.401	34.22	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/8/2016	NELSON'S POWER CENTER	SMALL TOOLS & MINOR EQUIPMENT - LLMD ZONE 2 (BACKPACK BLOWER)	220-5300-600.305.402	34.22	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/8/2016	NELSON'S POWER CENTER	SMALL TOOLS & MINOR EQUIPMENT - LLMD ZONE 3 (BACKPACK BLOWER)	220-5300-600.305.403	34.22	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/8/2016	NELSON'S POWER CENTER	SMALL TOOLS & MINOR EQUIPMENT - LLMD ZONE 4 (BACKPACK BLOWER)	220-5300-600.305.404	34.22	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/8/2016	NELSON'S POWER CENTER	SMALL TOOLS & MINOR EQUIPMENT - LLMD ZONE 11 (BACKPACK BLOWER)	220-5300-600.305.411	34.23	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/8/2016	NELSON'S POWER CENTER	SMALL TOOLS & MINOR EQUIPMENT - LLMD ZONE 7 (BACKPACK BLOWER)	220-5300-600.305.407	34.23	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/8/2016	NELSON'S POWER CENTER	SMALL TOOLS & MINOR EQUIPMENT - LLMD ZONE 8 (BACKPACK BLOWER)	220-5300-600.305.408	34.23	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/8/2016	NELSON'S POWER CENTER	SMALL TOOLS & MINOR EQUIPMENT - LLMD ZONE 6 (BACKPACK BLOWER)	220-5300-600.305.406	34.23	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/8/2016	NELSON'S POWER CENTER	SMALL TOOLS & MINOR EQUIPMENT - PARKS (BACKPACK BLOWER)	100-5300-600.305.000	308.03	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/8/2016	NELSON'S POWER CENTER	SMALL TOOLS & MINOR EQUIPMENT - STREETS (BACKPACK BLOWER)	210-5400-600.305.000	308.03	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/9/2016	EWING IRRIGATION PRODUCTS	MISC SPRINKLER SUPPLIES - PARKS	100-5300-600.250.000	129.85	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/9/2016	ALERT-O-LITE	SPECIAL SUPPLIES - STREETS	210-5400-600.250.000	119.01	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/11/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES	702-9300-600.250.000	20.61	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/16/2016	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD ZONE 7	220-5300-600.250.407	12.44	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/16/2016	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD ZONE 8	220-5300-600.250.408	12.44	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/16/2016	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD ZONE 11	220-5300-600.250.411	12.44	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/16/2016	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD ZONE 6	220-5300-600.250.406	12.44	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/16/2016	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD ZONE 5	220-5300-600.250.405	12.44	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/16/2016	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD ZONE 4	220-5300-600.250.404	12.44	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/16/2016	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD ZONE 3	220-5300-600.250.403	12.44	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/16/2016	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD ZONE 2	220-5300-600.250.402	12.44	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/16/2016	NELSON'S POWER CENTER	SPECIAL SUPPLIES - LLMD ZONE 1	220-5300-600.250.401	12.44	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/16/2016	NELSON'S POWER CENTER	SPECIAL SUPPLIES - PARKS	100-5300-600.250.000	111.99	
	ROMEO SHIPLEE	PUBLIC WORKS DIRECTOR	3/21/2016	EWING IRRIGATION PRODUCTS	MISC SPRINKLER SUPPLIES - PARKS	100-5300-600.250.000	604.33	8,395.23

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DEPARTMENT	EMPLOYEE NAME	EMPLOYEE POSITION	TRANSACTION DATE	VENDOR NAME	DESCRIPTION OF PURCHASE	ACCOUNT NUMBER	AMOUNT	
PUBLIC WORKS	SHANE FERRELL	MAINTENANCE WORKER III	2/22/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES FOR DOG PARK	456-4100-600.250.000	21.70	
	SHANE FERRELL	MAINTENANCE WORKER III	2/22/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES - TRAFFIC COUNTERS	210-5400-600.250.000	26.41	
	SHANE FERRELL	MAINTENANCE WORKER III	2/22/2016	HOME DEPOT	SPECIAL SUPPLIES FOR DOG PARK	456-4100-600.250.000	38.02	
	SHANE FERRELL	MAINTENANCE WORKER III	2/24/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES	100-5300-600.250.000	23.47	
	SHANE FERRELL	MAINTENANCE WORKER III	2/29/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES	100-5300-600.250.000	7.33	
	SHANE FERRELL	MAINTENANCE WORKER III	3/2/2016	NELSON'S ACE HARDWARE	SPECIAL SUPPLIES FOR BICYCLE COUNTER INSTALLATION FOR COG	210-5400-600.250.000	39.50	156.43
	STEVE GIBBS	EQUIPMENT MECHANIC III	2/22/2016	O'REILLY AUTO SUPPLY	AUTO PARTS - #159	701-9200-600.256.000	75.13	
	STEVE GIBBS	EQUIPMENT MECHANIC III	2/23/2016	NAPA AUTO PARTS	AUTO PARTS - #1401	701-9200-600.256.000	251.52	
	STEVE GIBBS	EQUIPMENT MECHANIC III	2/24/2016	NELSON'S ACE HARDWARE	AUTO PARTS - #3204	701-9200-600.256.000	77.30	
	STEVE GIBBS	EQUIPMENT MECHANIC III	2/24/2016	O'REILLY AUTO SUPPLY	AUTO PARTS - #915	701-9200-600.256.000	82.07	
	STEVE GIBBS	EQUIPMENT MECHANIC III	2/25/2016	NAPA AUTO PARTS	AUTO PARTS - STOCK	701-9200-600.256.000	14.12	
	STEVE GIBBS	EQUIPMENT MECHANIC III	2/25/2016	NAPA AUTO PARTS	AUTO PARTS - STOCK	701-9200-600.256.000	121.76	
	STEVE GIBBS	EQUIPMENT MECHANIC III	2/25/2016	SWANSON FAHRNEY FORD	AUTO PARTS - #183	701-9200-600.256.000	184.72	
	STEVE GIBBS	EQUIPMENT MECHANIC III	2/25/2016	O'REILLY AUTO SUPPLY	AUTO PARTS - #167	701-9200-600.256.000	19.55	
	STEVE GIBBS	EQUIPMENT MECHANIC III	2/29/2016	NAPA AUTO PARTS	AUTO PARTS - STOCK	701-9200-600.256.000	71.75	
	STEVE GIBBS	EQUIPMENT MECHANIC III	2/29/2016	O'REILLY AUTO SUPPLY	AUTO PARTS - #167	701-9200-600.256.000	37.22	
	STEVE GIBBS	EQUIPMENT MECHANIC III	2/29/2016	SIGN RANCH	AUTO SERVICE REPAIR - #717	701-9200-600.457.000	151.17	
	STEVE GIBBS	EQUIPMENT MECHANIC III	2/29/2016	SIGN RANCH	AUTO SERVICE REPAIR - #804	701-9200-600.457.000	302.34	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/1/2016	SELMA AUTO SUPPLY	AUTO PARTS - #163	701-9200-600.256.000	17.37	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/1/2016	SELMA AUTO SUPPLY	AUTO PARTS - #163	701-9200-600.256.000	80.30	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/3/2016	NAPA AUTO PARTS	AUTO PARTS - #713	701-9200-600.256.000	52.74	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/3/2016	SELMA AUTO SUPPLY	AUTO PARTS - STOCK	701-9200-600.256.000	49.93	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/3/2016	SWANSON FAHRNEY FORD	AUTO SERVICE REPAIR - #173	701-9200-600.457.000	150.00	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/3/2016	O'REILLY AUTO SUPPLY	AUTO PARTS - SHOP	701-9200-600.256.000	32.00	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/4/2016	GOLDEN STATE PETERBILT	AUTO SERVICE REPAIR - #8653 (TRANSPPOSED AMOUNT - S/B \$1342.18)	701-9200-600.457.000	3,142.18	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/7/2016	NAPA AUTO PARTS	AUTO PARTS - SHOP	701-9200-600.256.000	8.14	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/7/2016	GOLDEN STATE PETERBILT	CREDIT MEMO - REPAIR FOR #8653 ON 03/04/16 WAS \$1342.18, CHARGED	701-9200-600.457.000	(1,800.00)	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/8/2016	SELMA AUTO SUPPLY	AUTO PARTS - #3100	701-9200-600.256.000	2.92	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/8/2016	KJAR EQUIPMENT & RENTAL COMPANY	AUTO PARTS - #1517	701-9200-600.256.000	502.16	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/9/2016	NELSON'S ACE HARDWARE	AUTO PARTS	701-9200-600.256.000	163.02	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/9/2016	NAPA AUTO PARTS	SPECIAL SUPPLIES - SHOP	701-9200-600.250.000	28.02	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/10/2016	NAPA AUTO PARTS	AUTO PARTS - #177	701-9200-600.256.000	34.97	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/10/2016	O'REILLY AUTO SUPPLY	AUTO PARTS - #177	701-9200-600.256.000	46.49	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/10/2016	O'REILLY AUTO SUPPLY	AUTO PARTS - #177	701-9200-600.256.000	185.67	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/11/2016	TRANSMISSION'S	AUTO SERVICE REPAIR - #160	701-9200-600.457.000	2,071.53	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/11/2016	JENSEN & PILEGARD	AUTO PARTS - #3109	701-9200-600.256.000	1,912.84	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/14/2016	NAPA AUTO PARTS	AUTO PARTS - SHOP	701-9200-600.256.000	3.69	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/14/2016	SELMA AUTO SUPPLY	AUTO PARTS - STOCK	701-9200-600.256.000	18.12	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/14/2016	GOODYEAR TIRE & RUBBER COMPANY	AUTO PARTS - STOCK	701-9200-600.256.000	951.38	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/14/2016	LES SCHWAB	AUTO SERVICE REPAIR - #160	701-9200-600.457.000	56.25	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/15/2016	NELSON'S ACE HARDWARE	AUTO PARTS - STOCK	701-9200-600.256.000	418.03	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/15/2016	HOME DEPOT	AUTO PARTS	701-9200-600.256.000	43.36	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/17/2016	NELSON'S ACE HARDWARE	AUTO PARTS	701-9200-600.256.000	198.71	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/17/2016	HI-TECH EVS INC.	AUTO PARTS	701-9200-600.256.000	74.53	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/17/2016	KINGS RIVER TRACTOR, INC	AUTO PARTS - #3100	701-9200-600.256.000	812.68	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/18/2016	NAPA AUTO PARTS	AUTO PARTS - #168	701-9200-600.256.000	49.49	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/18/2016	NAPA AUTO PARTS	AUTO PARTS - #168	701-9200-600.256.000	85.07	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/21/2016	TORRES TINTING	AUTO SERVICE REPAIRS - #171	701-9200-600.457.000	30.00	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/21/2016	TORRES TINTING	AUTO SERVICE REPAIRS - #230	701-9200-600.457.000	110.00	
	STEVE GIBBS	EQUIPMENT MECHANIC III	3/21/2016	TORRES TINTING	AUTO SERVICE REPAIRS - #227	701-9200-600.457.000	110.00	11,030.24

DEPARTMENT	EMPLOYEE NAME	EMPLOYEE POSITION	TRANSACTION DATE	VENDOR NAME	DESCRIPTION OF PURCHASE	ACCOUNT NUMBER	AMOUNT	
RECREATION	ALLIE CONTRERAS	SENIOR CENTER ACTIVITY COORD	2/22/2016	WALMART	INK	805-0000-226.200.000	23.97	
	ALLIE CONTRERAS	SENIOR CENTER ACTIVITY COORD	2/25/2016	PARTY CITY	CENTER DÉCOR	805-0000-226.200.000	56.69	
	ALLIE CONTRERAS	SENIOR CENTER ACTIVITY COORD	3/2/2016	WALMART	BINGO SNACKS	805-0000-226.400.000	49.84	
	ALLIE CONTRERAS	SENIOR CENTER ACTIVITY COORD	3/2/2016	WALMART	STORAGE BINS	805-0000-226.200.000	47.72	
	ALLIE CONTRERAS	SENIOR CENTER ACTIVITY COORD	3/16/2016	WALMART	CENTER DÉCOR	805-0000-226.200.000	14.85	
	ALLIE CONTRERAS	SENIOR CENTER ACTIVITY COORD	3/17/2016	PARTY CITY	CENTER DÉCOR	805-0000-226.200.000	119.27	312.34
	MIKAL KIRCHNER	RECREATION SUPERVISOR	3/1/2016	FRESNO GRIZZLIES	SENIOR TRIP TO GAME	805-0000-226.000.000	1,000.00	
	MIKAL KIRCHNER	RECREATION SUPERVISOR	3/7/2016	SHELL OIL	GAS FOR CAR (LONG BEACH VENDOR FAIRE)	100-4700-600.250.000	38.90	
	MIKAL KIRCHNER	RECREATION SUPERVISOR	3/14/2016	FIRST STRING SPORTS	SHAFFER BALL FIELD BASE SET	100-4700-600.250.000	235.62	
	MIKAL KIRCHNER	RECREATION SUPERVISOR	3/18/2016	SAMUEL FRENCH	HEATHERS PLAY RIGHTS	605-4300-656.540.008	624.00	
	MIKAL KIRCHNER	RECREATION SUPERVISOR	3/18/2016	WALMART	DRINKS DAVE AGUALLO SHOW CONCESSION	605-4300-600.250.000	37.55	
	MIKAL KIRCHNER	RECREATION SUPERVISOR	3/18/2016	BEVERAGES AND MORE	WINE DAVE AGUALLO SHOW CONCESSION	605-4300-600.250.000	42.21	1978.28
ARTS	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	2/26/2016	FIGURE 53	12 ANGRY MEN VIDEO LICENSE	605-4300-656.540.007	5.00	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	2/26/2016	PNTA	THEATER GIFT AND SPIKE TAP	605-4300-600.250.000	65.31	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	2/25/2016	PRIMARILY A CAPPELLA	MUSIC BOOKS VOCAL CLASS	100-4300-600.250.000	95.30	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	2/27/2016	NELSONS ACE HARDWARE	BATTERIES	605-4300-600.250.000	30.42	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/3/2016	OFFICE MAX	FED EX SHIPPING 12 ANGRY MEN	605-4300-656.540.007	22.70	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/9/2016	NELSONS ACE HARDWARE	KEYS COPIED FOR ANNEX	100-4300-600.250.000	6.91	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/10/2016	AMAZON MARKETPLACE	MAKE UP FOR SHREK REMB. BY SAF	100-0000-220.000.000	7.16	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/11/2016	FUN SHOP SEABROOK	MAKE UP FOR SHREK REMB. BY SAF	100-0000-220.000.000	89.79	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/11/2016	VTIX ONLINE TICKETS	SHREK TICKETS REMB. BY SAF	100-0000-220.000.000	310.02	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/14/2016	WAL-MART	SHREK SET SUPPLIES REMB SAF	100-0000-220.000.000	19.95	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/14/2016	BLACK SHEEP ENTERPRISES	TRACK CASTERS FOR SCENERY	605-4300-600.250.000	1,704.58	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/14/2016	THE HOME DEPOT	SHREK SET SUPPLIES REMB SAF	100-0000-220.000.000	43.13	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/17/2016	DISPLAYS2GO	VELVET ROPE AND STANDS	605-4300-600.250.000	121.56	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/18/2016	SAMUEL FRENCH	MR. BURNS PLAY RIGHTS	605-4300-656.540.009	624.00	
	NICOLETTE CHAVEZ	PERFORMING ARTS INSTRUCTOR	3/22/2016	SAMUEL FRENCH	HEATHERS PLAY RIGHTS	605-4300-656.540.008	1,580.90	4,726.73
SENIOR CENTER	ANTOINETTE HILL	SENIOR CENTER AIDE	2/24/2016	WALMART	BINGO SNACKS	805-0000-226.400.000	190.91	
	ANTOINETTE HILL	SENIOR CENTER AIDE	2/24/2016	WALMART	COFFEE CREAMER, SUGAR	805-0000-226.200.000	29.27	
	ANTOINETTE HILL	SENIOR CENTER AIDE	2/29/2016	WALMART	COFFEE, JELLY, PB, DISH SOAP	805-0000-226.200.000	171.31	
	ANTOINETTE HILL	SENIOR CENTER AIDE	2/29/2016	WALMART	CANDIES FOR BINGO	805-0000-226.400.000	39.78	
	ANTOINETTE HILL	SENIOR CENTER AIDE	3/1/2016	WALMART	EASTER	805-0000-226.200.000	18.44	
	ANTOINETTE HILL	SENIOR CENTER AIDE	3/3/2016	TARGET	WALL DÉCOR	805-0000-226.200.000	32.46	
	ANTOINETTE HILL	SENIOR CENTER AIDE	3/6/2016	SMART N FINAL	KITCHEN SUPPLIES	100-4500-600.250.000	189.19	
	ANTOINETTE HILL	SENIOR CENTER AIDE	3/6/2016	SMART N FINAL	POPCORN BAGS FOR BINGO	805-0000-226.400.000	15.52	
	ANTOINETTE HILL	SENIOR CENTER AIDE	3/8/2016	KEITH SELLERS	CERAMICS	805-0000-226.100.000	177.00	
	ANTOINETTE HILL	SENIOR CENTER AIDE	3/10/2016	WALMART	BREAKFAST SNACKS	805-0000-226.200.000	45.50	
	ANTOINETTE HILL	SENIOR CENTER AIDE	3/15/2016	WALMART	PLASTIC TUBES FOR SPOONS, FORKS, ETC	100-4500-600.250.000	18.36	927.74
							40,044.50	40,044.50
							40,044.50	0.00

**CITY MANAGER'S REPORT
COUNCIL MEETING DATE:**

April 18, 2016

ITEM NO:

SUBJECT:

2.

Consideration of Resolution Approving and Adopting Local Goals and Policies for Community Facilities Districts.

DISCUSSION: The City, through its newly-created "North Selma Sewer Financing Authority", is considering undertaking proceedings pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Sections 53311 and following of the California Government Code (the "Act"), for the formation of a community facilities district for the purpose of securing financing for the construction of a sewer trunk line to be constructed along Dinuba Avenue from McCall Avenue (east) to Golden State Boulevard (west). The proposed line would then connect to an existing trunk line at the intersection of Golden State Boulevard and Dinuba Avenue for transport to the Selma-Kingsburg-Fowler Wastewater Treatment Facility.

State law requires that, prior to formation of a community facilities district, the sponsoring agency must have adopted goals and policies regarding such districts. City staff, with input from the City's financing team, has drafted policies for the Council's consideration and adoption. These policies incorporate the best practices that have evolved in this area of finance, and represent relatively conservative criteria. Like all written policies, these will be revisited periodically and modifications recommended reflecting the City's own experience as well as evolving market practices. The City may choose to waive specific policy requirements, but any such waivers must be explicitly identified and will require Council action.

SUMMARY OF RESOLUTION:

Resolution Approving and Adopting Local Goals and Policies (the "Resolution Adopting Goals and Policies" -- Attachment No. 1 hereto). This resolution establishes certain stated underlying principles that are designed for the protection of the public interest, assuring fairness in the application of special taxes to current and future property owners, assuring full disclosure of the existence of any special tax liens, insuring the creditworthiness of any community facilities district special tax bonds, protecting the City's credit rating and financial position, and assuring that applicants for all community facilities district proceedings, other than any City-initiated proceedings, pay all costs associated with the formation of any community facilities district.

<u>COST</u>		<u>BUDGET IMPACT</u>
None.		None.
<u>FUNDING</u>		<u>ON-GOING COST</u>
N/A		N/A

RECOMMENDATION: Staff recommends the City Council adopt the attached Resolution Approving and Adopting Local Goals and Policies for Community Facilities Districts.

Date: April 15, 2016 /s/ Neal E. Costanzo
Neal E. Costanzo
City Attorney for City of Selma

Date: April 15, 2016 
Ken Grey, City Manager

RESOLUTION NO. _____

**A RESOLUTION OF CITY COUNCIL OF THE CITY OF
SELMA APPROVING AND ADOPTING LOCAL GOALS AND
POLICIES FOR COMMUNITY FACILITIES DISTRICTS**

WHEREAS, the City of Selma, a municipal corporation and general law city duly organized and existing under and pursuant to the Constitution and laws of the State of California (the “City”), is authorized to adopt goals and policies for the benefit of the City; and

WHEREAS, the City Council of the City is undertaking proceedings pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Sections 53311 and following of the California Government Code (the “Act”), to consider the formation of a community facilities district to be known and designated as “City of Selma, Community Facilities District No. 2016-1 (North Selma Sewer Main Project)” (the “CFD”), the authorization of a special tax within the CFD, and the authorization and issuance of bonds of the CFD; and

WHEREAS, a document setting forth a proposed set of local goals and policies for the formation of community facilities districts within the City (the “Local Goals and Policies”) is on file with the City Clerk, which is hereby declared to be a part of this Resolution as if set forth fully herein; and

WHEREAS, the City Council, after due investigation and deliberation, has determined at this time that adoption of this Resolution it is in the public interests of the City; and

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

Section 1. Recitals. The City Council hereby finds that the above recitals are true and correct.

Section 2. Approval and Authorized. The Local Goals and Policies meet the requirements of the Act and this Council hereby adopts the Local Goals and Policies for purposes of compliance with the Act, subject to further amendment by this Council as may be required from time to time.

Section 3. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption.

The foregoing Resolution was duly approved by the City Council of the City of Selma at regular meeting held on April 18, 2016, by the following vote, to wit:

The foregoing Resolution was duly approved this ____ day of _____, 2016 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

CITY OF SELMA
STATEMENT OF GOALS AND POLICIES
REGARDING THE USE OF
THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982

Section 1. Purpose and Scope

This document sets forth the goals and policies of the City of Selma (the "City") concerning the use of the Mello-Roos Community Facilities Act of 1982 (the "Act") (Section 53311 and following of the California Government Code) with respect to the establishment of community facilities districts by the City. It has been prepared pursuant to the requirements of Section 53312.7 of the Act.

The purpose of this Statement of Goals and Policies is to provide the City staff, the residents of the City and the owners of property located within the City with guidance in the application for and consideration of the establishment of community facilities districts within the City for the purpose of financing or assisting in financing the acquisition or construction of public facilities needed by the City to benefit and serve new or existing residents ("Public Facilities"), the provision of public services to benefit and serve residents of the City and existing or new development within the City ("Services"), or a combination thereof. The underlying principles behind this policy are the protection of the public interest, assuring fairness in the application of special taxes to current and future property owners, assuring full disclosure of the existence of any special tax liens, insuring the creditworthiness of any community facilities district special tax bonds, protecting the City's credit rating and financial position and assuring that applicants for all community facilities district proceedings other than District initiated proceedings pay all costs associated with the formation of any community facilities district.

The scope of this policy is limited to the proposed formation of community facilities districts for the limited purpose of financing or assisting in financing the acquisition or construction of Facilities and/or the provision of Services.

Any policy or goal stated herein may be supplemented or amended or deviated from upon a determination by the City Council that such supplement, amendment or deviation is necessary or desirable. Any policy or goal stated herein shall be deemed amended or supplemented in the event, and as of the date, if ever, that such amendment or supplement is required to ensure compliance with the Act or any other laws of the State of California or federal laws of the United States of America.

Section 2. Fundamental Policy

It is the policy of the City that, except as specifically limited by these goals and policies, the City Council may exercise all rights, powers, and authorities granted to it by the Act. The silence of these goals and policies with respect to any matter shall not be interpreted as creating any policy with regard to that matter. Any inconsistency between these goals and policies and the Act, as amended, shall be resolved in favor of the Act.

Section 3. Authorized Facilities and Services

Facilities eligible to be financed by a community facilities district are limited to Facilities to be owned by the City and such facilities must have a useful life of five (5) years or more. The services eligible to be financed by a community facilities district are limited to those authorized by Section 53313 of the Act.

Section 4. Financing Priorities

The sole priority of the City's use of the Act is to finance Facilities and Services. The City shall prioritize the financing of City-owned facilities and the funding of City services. The financing of facilities to be owned and operated by other public agencies through a Joint Community Facilities Agreement shall be evaluated on a case by case basis.

Section 5. Special Tax Requirements

a. Reasonable Basis of Apportionment.

Special taxes must be allocated and apportioned on a reasonable basis to all categories and classes of property (other than exempt property) within the community facilities district. Exemptions from the special tax may be given to parcels which are publicly owned, are held by property owners associations, are used for a public purpose such as permanent open space or wetlands, or are affected by public utility easements making impractical their utilization for other than the purposes set forth in the easement.

b. Equity of Tax Allocation Formulas.

It is a goal of the City that any special tax levied pursuant to the Act be allocated equitably against all similar parcels within any community facilities district. Towards this end, the City will engage a qualified special tax consultant to assist in the development of the rate and method of apportionment for any special tax proposed in connection with a community facilities district.

c. Rate and Method of Apportionment of Special Taxes.

The rate and method of apportionment of the special tax for any community facilities district (each, a "Rate and Method") shall adhere to the following requirements:

1. The Rate and Method must be structured so as to produce special tax revenues sufficient to (a) pay scheduled debt service on all bonds issued for the community facilities district, (b) pay the annual cost of authorized Services, if applicable, (c) pay an amount equal to any anticipated shortfall in special tax revenues due to delinquencies or projected delinquencies in the payment of special taxes, (d) fund any amounts required to establish or replenish any reserve fund established for such bonds, (e) pay the costs of formation of the City or reimburse the City for the costs of formation of the district previously paid out of City funds, and (f) pay reasonable and necessary annual administrative expenses of the community facilities district. Additionally, the Rate and Method may be structured so as to produce amounts sufficient to fund (a) amounts to pay directly the costs of Facilities eligible to be financed by the community facilities district, (b) the accumulation of funds reasonably required for the payment of future debt service on bonds, (c) remarketing, credit enhancement or liquidity fees, and (d) any other costs or payments permitted by law. The special tax revenues necessary to fund all required expenses or deposits for a community facilities district may be referred to as the "Special Tax Requirement."

2. In any case, the Rate and Method must be structured such that the projected maximum special tax that could be levied in any Fiscal Year would produce special tax revenues at least equal to (a) 110% of projected annual debt service on all bonds for the calendar year commencing in such Fiscal Year, plus (b) projected administrative expenses of the community facilities district for the calendar year commencing in such Fiscal Year.

3. The Rate and Method shall be structured in such a way that for each owner-occupied residential dwelling unit, the projected maximum special taxes plus all other estimated property taxes do not exceed two (2) percent of the estimated sales price of the unit at the time of formation.

4. The Rate and Method may contain a mechanism by which the Maximum Special Taxes may be lowered without action by the City Council prior to the issuance of bonds.

5. An option to permit the prepayment, in whole or in part, of the special tax obligation for an individual parcel for any special tax authorized to finance Facilities shall be included in the Rate and Method for any such special tax. Such prepayment shall be permitted only if (a) the payment of all special taxes for such a parcel is current and (b) following such prepayment, the projected maximum special taxes that could be levied in any Fiscal Year on all remaining taxable property within the community facilities district will produce the special tax revenues required in paragraph 2 above. However, neither the City nor the community facilities district shall be obligated to pay for the cost of determining the prepayment amount, which is to be paid by the applicant.

The prepayment, in whole or in part, of the special tax obligation for any special tax authorized to be levied to finance Services shall not be permitted.

6. At its discretion, the City may permit annual escalation of the maximum special tax authorized to be levied on parcels within a community facilities district established for the purpose of financing Facilities. Such escalation shall not exceed two (2) percent.

The City will permit annual escalation of the maximum special tax authorized to be levied on parcels within a community facilities district established for the purpose of financing Services. Such escalation shall be determined by the application of that index determined in the sole discretion of the City to most accurately reflect the projected increase in the cost of the financing such Services.

7. The Rate and Method of a special tax authorized to finance Facilities shall specify a Fiscal Year beyond which the special tax may not be levied on any developed residential parcel. In most cases, the final Fiscal Year in which special taxes shall be authorized to be levied by a community facilities district on such developed residential parcels will be ten (10) years after the stated maturity of any bonds issued for such community facilities district. Such a special tax will cease to be levied when all bonds issued for the applicable community facilities district and the City's administrative costs have been paid.

A special tax authorized to pay for Services shall have no termination date unless established by the City Council.

Section 6. Credit Quality Requirements for Special Tax bonds

a. Terms and Conditions of Special Tax bonds.

All terms and conditions of any bonds issued by the City for any community facilities district, including, without limitation, the sizing, timing, term, interest rates, discount, redemption features, flow of funds, investment provisions and foreclosure covenants, shall be established by the City. Each bond issue shall be structured to adequately protect bond owners and to avoid negatively impacting the City's access to the municipal bond market. Unless otherwise approved by the City Council, the following shall serve as minimum bond requirements:

1. A reserve fund shall be established for each bond issue to be funded out of the bond proceeds in an amount equal to 10% of the original proceeds of such bonds or such lesser amount as may be required by federal tax law.

2. Interest shall be capitalized for a bond issue only so long as necessary to place the special tax installments on the assessment roll; however, interest may be capitalized for a longer term to be established in the sole discretion of the City Council on a case-by-case basis, not to exceed an aggregate of 24 months.

3. In instances where multiple series of bonds are to be issued for a community facilities district, the City shall determine what Facilities shall be financed from the proceeds of each series of such bonds.

4. The term of any bond issue shall not exceed 30 years.

5. The City shall not be required or expected to make any payment of the bonds out of its general funds or other available funds. The sole source of revenue for the payment of the bonds issued for any community facilities district shall be the special taxes authorized to be levied within such community facilities district, including prepayments of such special taxes, capitalized interest, if any, moneys on deposit in the reserve fund established for such bonds, investment earnings on the proceeds of such bonds and such other funds as may be pledged to the payment of such bonds pursuant to the fiscal agent agreement or other document providing for the issuance of such bonds as approved by the City Council.

Section 7. Minimum Value-to-Debt Ratio

The City shall comply with the provisions of Section 53345.8 of the Act or any other applicable provisions of the Act pertaining to the Minimum Value-to-Debt Ratio applicable to the issuance of the bonds of any community facilities district. For purposes of this section, "Minimum Value-to-Debt Ratio" means the aggregate full cash value of all of the properties within a community facilities district that are subject to the levy of special taxes by such community facilities district to pay debt service on the proposed issuance of bonds for such community facilities district will be at least four times the sum of (a) the proposed principal amount of such bonds and (b) the principal amount of all other bonds outstanding that are secured by a special tax levied on the taxable property within the community facilities district, other than the special tax authorized to be levied by the community facilities district or a special assessment levied on taxable property within the community facilities district. Under certain circumstances, the City shall accept a minimum value-to-lien Ratio of three times, but only upon a super majority vote (four out of five) its City Council.

Section 8. Responsible Department

The City's City Manager, who is located at 1710 Tucker Street, Selma, CA 93662 and whose telephone number is (559) 891-2200, is designated as the official of the City who will serve as the administrator of any CFD Administrator and who is responsible for: (i) preparing the annual roll of special tax obligations with respect to any community facilities district; (ii) providing information to interested persons regarding the current and estimated future tax liability of owners or purchasers of real property subject to the special tax lien; and (iii) furnishing notices of special tax as required by Section 53340.2 of the Act.

Subject to the policies of the City, and as permitted by applicable law, the City may obtain the assistance of a qualified consultant to perform any of the duties set forth above.

Section 9. Transparency and Notification

The City will take the following steps to ensure that prospective property purchasers are fully informed about their taxpaying obligations imposed under the Act:

a. The City will conduct all proceedings required by the Act in the manner required by the Ralph M. Brown Act (Section 54950 and following of the California Government Code);

b. The City will cause a map of the boundaries of any proposed community facilities district and/or future annexation area to be recorded, pursuant to Section 3111 of the California Streets and Highways Code, in the Office of the Recorder of Fresno County within 15 days following the adoption of a resolution of intention to form that community facilities district and/or establish the future annexation area, pursuant to Section 53321 of the Act;

c. The City will give notice, pursuant to Section 53322 of the Act, prior to holding any public hearing on the establishment of a community facilities district;

d. The City will record a notice of special tax lien, in the form specified by Section 3114.5 of the California Streets and Highways Code, within 15 days of the City Council's determination that the requisite number of voters are in favor of the levy of a special tax in connection with a community facilities district. Such notice will include, among other information:

1. A description of the rate, method of apportionment, and manner of collection of the authorized special tax;

2. Information about the conditions under which the obligation to pay the special tax may be prepaid and permanently satisfied and the lien of the special tax canceled;

3. The name(s) of the owner(s) and the assessor's tax parcel number(s) of the real property included within this community facilities district and not exempt from the special tax; and

4. The name, address and telephone number of the CFD Administrator, so they may contact the CFD Administrator to obtain further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to the special tax lien.

e. The City will, through the CFD Administrator, furnish a notice of any individual requesting the notice or any owner of property subject to a special tax, in the form set forth in Section 53340.2(c) of the Act to a special tax levied by the local agency

within five working days of a request for such notice. Records of receipt of the notice will be retained for future reference. The City Council may establish a reasonable fee for this service.

Section 10. Appraisal.

The definitions, standards and assumptions to be used in appraisals required in connection with the City's use of the Act for community facilities districts are as set forth in the Appraisal Standards for Land Secured Financings published by the California Debt Advisory Commission and originally dated May 1994 and modified July 2004 (the "CDIAC Guidelines").

Notwithstanding the foregoing, if there is a conflict between the definitions, standards or assumptions in the CDIAC Guidelines and the corresponding definitions, standards or assumptions in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation ("USPAP"), USPAP shall govern.

Section 11. Interpretation.

The City Council is empowered to interpret these Goals and Policies. A finding by the City Council that a community facilities district conforms to the provisions of these Goals and Policies shall be conclusive evidence of such conformity.

**CITY MANAGER'S REPORT
COUNCIL MEETING DATE:**

April 18, 2016

ITEM NO:

SUBJECT:

3

Consideration and Necessary Action on Proceeding with Placement of a General Obligation Improvement Bond, or Parcel Tax on the November 8, 2016, Ballot, and Retention of Surveying or Public Relations Firms to Gauge Voter Sentiment for Funding of Construction of a New Police Station.

DISCUSSION:

The City is considering developing a new Police Station building, a project that is estimated to cost approximately \$8,000,000 for construction and an additional \$1,000,000 for furnishings and equipment for the facility. The City is in the process of pursuing a budget allocation through the State, for partial funding of this project; but, the amount of funding being sought or potentially available is substantially less than the estimated cost of this project. Specifically, if the City is successful in obtaining a budget allocation, the most that it can likely receive in that process is one-half of the construction costs, or \$4,000,000. Accordingly, even if the City is successful in obtaining the budget allocation, substantially more is required to fund the construction of this project.

Realistically, there are only two options that would generate the needed funding: (1) Issuance of a General Obligation Bond; or (2) Imposition of a parcel tax which would be used to fund a bond issuance.

Each option requires the imposition of a tax against real property which, in turn, under Proposition 218, necessarily requires voter approval. A General Obligation Bond would be based upon establishing a new revenue source through an ad valorem property tax which would provide the revenue stream necessary to fund the repayment of a General Obligation Improvement Bond. The same objective can be accomplished by the imposition of a parcel tax and issuance of bonds based upon the revenue stream created by the parcel tax. In either case, the parcel tax or property tax needed to fund the improvement bonds must be approved by the voters at an election.

The General Election is November 8, 2016. The City may place a measure on the ballot by adopting a resolution stating what the measure does, in this case placing a tax on real property in the City, and which directs that the measure be placed on the ballot. That resolution must be adopted and provided to the County Election Officer 88 days before the election or, no later than August 12, 2016. Because either a General Obligation Bond and ad

valorem taxes or a parcel tax funded bond issuance also requires the adoption of an ordinance by the City Council which is to be approved by the voters at the election, in addition to the resolution placing a measure on the ballot, the City must adopt an ordinance to pursue either of these funding options. Adoption of an ordinance, of course, requires two meetings that are at least ten days apart, with the second meeting being based upon at least ten days published notice. Accordingly, to place a parcel tax or ad valorem property tax necessary to provide the revenue source for repayment of either a General Obligation or other bond issuance the City would need to have an ordinance in place on or before August 12, 2016 which means that it would need to adopt the ordinance prior to adopting a resolution placing approval of the ordinance on the ballot. To ensure that it is timely adopted so as to be presented to the election office on or before August 12, 2016, the City Council would need to begin the process of adopting that ordinance no later than July 5, so it can be adopted by July 19. Once the ordinance is in place, the City could then proceed to adopt a resolution placing approval of the ordinance on the ballot. Adoption of the resolution placing approval of the ordinance on the ballot needs to be conducted as a public hearing which requires ten days published notice as well which could be theoretically accomplished in the last week of July prior to the August 2, 2016, first regular meeting in August.

Both an ad valorem property tax and a special tax or parcel tax to be used as a revenue source for the funding of bonds to be issued by the City would require a two-thirds voter approval (67%). Because the threshold for voter approval is so high, and the placement of a ballot measure is a significant cost to the City, if the City wishes to pursue either of these options for funding a new police station, the City should consider retaining the appropriate professional in order to gauge voter sentiment concerning the proposed tax. In order to gauge voter sentiment concerning the proposed tax, one would need to know how much of a tax is being imposed on specific property. We have already procured rough estimates of the minimum and maximum tax to be imposed, based both upon the borrowing of the full amount of funding needed to construct and equip the police station (\$9,000,000) and based upon the amount that would be required if the City is able to procure funding through a budget appropriation from the State (\$5,000,000). Attached is a Memorandum prepared by NHA Advisors which shows these amounts. In essence, if only \$5,000,000 is necessary, an average tax on real property to fund a general obligation bond would be approximately \$26.00 per year on each \$100,000 in assessed value and a special parcel tax would be around \$50.00 per year. For a bond that funds the entire cost of the project (\$9,000,000) the average tax needed for a General

Obligation Bond would be approximately \$47.00 for each \$100,000 in assessed value per year and for a special parcel tax, approximately \$92.00.

It is now April 18, and the conduct of a survey or polling to gauge voter sentiment to determine whether a ballot measure is even a viable funding option, would take approximately 30 days. The City would need to retain the appropriate public relations or other professional to conduct that survey or polling and compile the data and provide it to the City at least by early May. The City may use its General Fund for that purpose; however, once the matter is placed on the ballot, the City is prohibited from expending any money advancing the approval or adoption of the measure by the voters. It can only provide neutral educational facts to the voters, by use of City resources and money, after the measure is placed on the ballot.

<u>COST</u>		<u>BUDGET IMPACT</u>
To be determined.		To be determined.
<u>FUNDING</u>		<u>ON-GOING COST</u>
To be determined.		To be determined.

RECOMMENDATION: Staff is seeking guidance. If the Council wishes to pursue placing a General Obligation Bond or parcel tax approval on the ballot for November, it is recommended that an appropriate public relations firm be retained in order to gauge voter sentiment and likely approval or passage of the measure before acting to actually place it on the ballot. There are numerous firms that provide that service. The City used Lew-Edwards as the public relations firm for the purpose of gauging whether the voters would approve Measure S by the required two-thirds vote. If Council wishes to pursue either of these options for funding its police station, Staff will procure quotes or bids from Lew-Edwards and other competing public relations firms and present the approval of the retention of such a firm on the May 2, 2016, Agenda.

ATTACHMENTS:

Date: April 13, 2016

/s/ Neal E. Costanzo

Neal E. Costanzo
City Attorney for City of Selma

Date: April 13, 2016

Kenneth Grey
Ken Grey, City Manager

MEMORANDUM

Date: April 5, 2016

To: Ken Grey, City Manager, City of Selma

From: Eric Scriven & Craig Hill

RE: City of Selma - Police Station Funding Alternatives and Preliminary Financial Analysis

Background

The City of Selma (the "City") is considering the development of a new police station building (the "Project"). The decision process includes a facility needs assessment, cost estimate and funding options. City Council has not taken any action related to the Project (other than preliminary architectural drawings) nor has it decided how the Project could be funded. A portion of the Project could potentially be funded through a \$4,000,000 grant from the State of California.

NHA Project Scope

NHA Advisors, LLC ("NHA") is a California-based municipal advisory firm specializing in local government public finance including the development of funding solutions for capital projects. NHA is currently working on similar projects in Campbell, Los Altos, Hayward, Gilroy, Berkeley, and Walnut Creek to determine funding options for various projects.

The City has engaged NHA to develop initial revenue options, tax impacts, and other funding solutions for the Project. This initial phase of work is intended to be a high-level analysis and provide the City with the preliminary tax impacts and bonding capacity under multiple scenarios.

Base Assumptions

Based on data provided by City staff and Fresno County, NHA has developed a preliminary analysis based on two revenue alternatives:

- OPTION 1: General Obligation ("GO") Bond Election (67%)
- OPTION 2: Special Tax/Parcel Tax Voter-Approved (67%)

Each option generates a new revenue source based on ad valorem property taxes ("GO Bond") or a formula-based parcel tax ("Special Tax"). Depending on the term of the new revenue authorization, a financing program can be developed to fund the Project.

The City has provided an initial Project cost estimate of \$8,000,000. It is anticipated that an additional \$1,000,000 would be required to furnish and equip the facility.

Property Characteristics

The table below provides an assessed value distribution for the City's residential properties for fiscal year 2015/16. It should be noted that there is a substantial number of parcels (1,940 or 37% of all residential parcels) with assessed value below \$100,000. The current median home value is approximately \$176,100, which represents "captured" property tax revenues as properties turn over at market rates. The table below summarizes the distribution of residential properties across the assessed value categories.

Single-Family Residential Property Assessed Value Summary

2015/16 Assessed Value		# of Parcels	% of Total	Cumulative % of Total	Total A.V.
\$0	\$50,000	913	17.28%	17.28%	\$21,406,024
\$50,001	\$100,000	1,027	19.44%	36.72%	\$79,918,249
\$100,001	\$150,000	1,651	31.25%	67.97%	\$209,423,176
\$150,001	\$200,000	1,096	20.75%	88.72%	\$188,083,122
\$200,001	\$250,000	347	6.57%	95.29%	\$77,385,715
\$250,001	\$300,000	118	2.23%	97.52%	\$31,753,710
\$300,001	\$350,000	56	1.06%	98.58%	\$18,075,341
\$350,001	\$400,000	39	0.74%	99.32%	\$14,491,084
\$400,001	\$450,000	11	0.21%	99.53%	\$4,563,052
\$450,001	\$500,000	7	0.13%	99.66%	\$3,321,196
\$500,001	\$550,000	5	0.09%	99.75%	\$2,651,109
\$550,001	\$600,000	4	0.08%	99.83%	\$2,322,949
\$600,001	\$650,000	1	0.02%	99.85%	\$627,515
\$650,001	\$700,000	2	0.04%	99.89%	\$1,358,668
\$700,001	\$750,000	0	0.00%	99.89%	\$0
\$750,001	\$800,000	1	0.02%	99.91%	\$768,458
\$800,001	\$850,000	0	0.00%	99.91%	\$0
\$850,001	\$900,000	1	0.02%	99.92%	\$897,663
\$900,001	\$950,000	0	0.00%	99.92%	\$0
\$950,001	\$1,000,000	0	0.00%	99.92%	\$0
\$1,000,001	+	4	0.08%	100.00%	\$7,030,924
Total		5,283	100.00%		\$664,077,955

City Tax Base

The City currently has a secured tax base of \$1,004,554,143 (does not include utility or unsecured assessed property) for tax year 2015/16. Based on our analysis of all properties within the City limits, the median assessed value for single-family residential property is \$124,366. According to Zillow, the median home value in the City is approximately \$176,100.

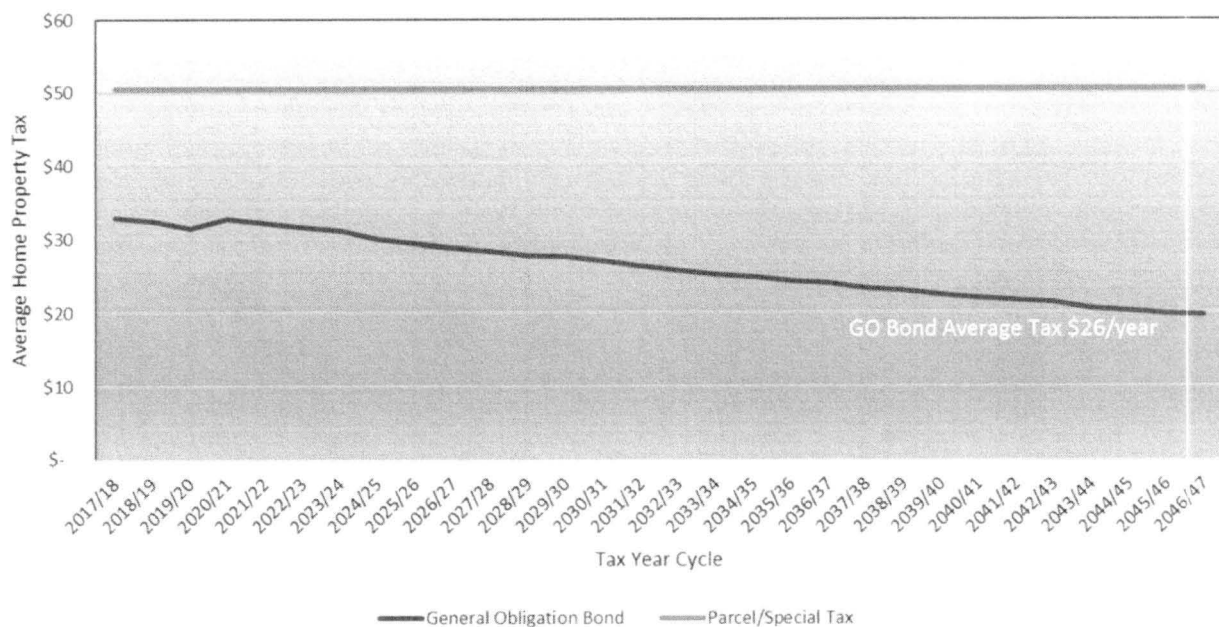
Bond Financing Assumptions

Based on the proposed timing of the election, bond issuance and current tax-exempt market rates, the financing analysis for a \$5,000,000 general obligation bond or special parcel tax bond includes the following assumptions:

Assumption	General Obligation Bonds	Special Parcel Tax Bonds (All Parcels)
Bond Amount	\$5,000,000	\$5,000,000
Bond Issue Year	Summer 2017	Summer 2017
Interest Rate	4.00%	4.25%
Average Tax (30 years)	\$26.01	\$50.92
Max/Min Tax	\$32.57/\$19.51	\$50.92/\$50.92

City of Selma

GO Bond vs. Parcel Tax Projected Tax Impact on Average Homeowner \$5,000,000 Bond Authorization

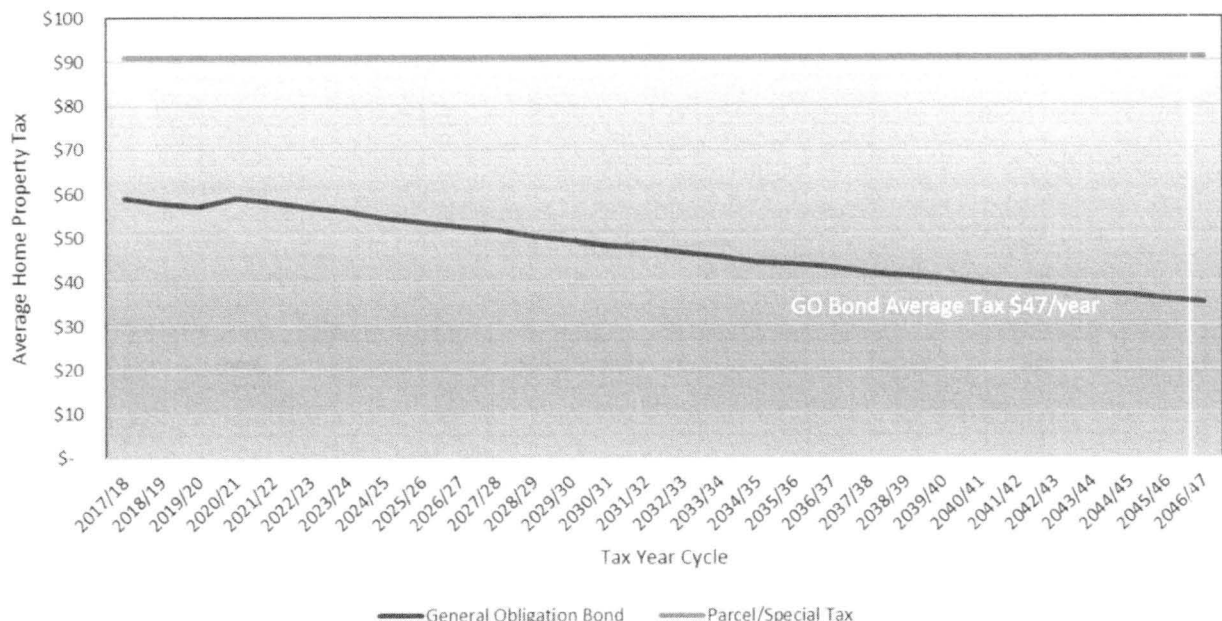


In the event the City is unable to leverage the State funds of \$4,000,000, the bond authorization would be targeted at \$9,000,000. The financing analysis for a \$9,000,000 general obligation bond or special parcel tax bond includes the following assumptions:

Assumption	General Obligation Bonds	Special Parcel Tax Bonds (All Parcels)
Bond Amount	\$9,000,000	\$9,000,000
Bond Issue Year	Summer 2017	Summer 2017
Interest Rate	4.00%	4.25%
Average Tax (30 years)	\$46.82	\$91.30
Max/Min Tax	\$58.39/\$34.84	\$91.30/\$91.30

City of Selma

GO Bond vs. Parcel Tax Projected Tax Impact on Average Homeowner \$9,000,000 Bond Authorization



Summary

Given the current assessed value, Project cost and preliminary tax impact analysis, the City could seek voter approval in November 2016 for either a \$5,000,000 or \$9,000,000 bond authorization.

Preliminary Bond Analysis

General Obligation Bonds – A GO bond authorization requires a 2/3 voter-approval, which would authorize an ad valorem property tax to be levied on property owners based on assessed valuation (“AV”). The following table summarizes the estimated GO tax rate and cost to property owners under two bond sizing scenarios: \$5,000,000 (with Grant Funding) or \$9,000,000 (without Grant Funding). The analysis assumes a 30-year maturity (amortization period) for the bonds at a conservative interest rate of 4.0% for general obligation bonds. Furthermore, the estimated tax rates are based on AV growth of 2.00% in 2016/17 and thereafter.

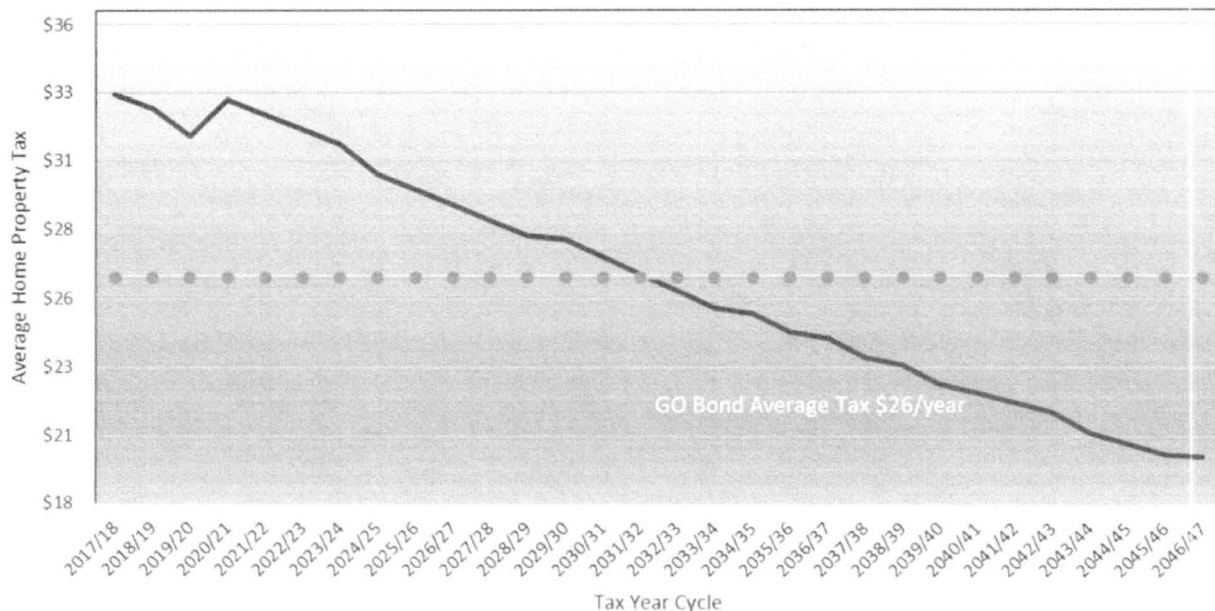
General Obligation Bond (2/3rds Voter Approval Required)

Bond Authorization	\$5,000,000	\$9,000,000
Term	30 Years	30 Years
Annual Debt Service	\$289,133	\$520,311
Maximum Tax Rate	0.0277%	0.0498%
Average Tax Rate	0.0211%	0.0379%
Max for \$100,000 AV	\$27.75	\$49.75
Average for \$100,000 AV	\$21.07	\$37.92
Max for Median Home	\$32.57	\$58.39
Median Home (30-year Average)	\$26.01	\$46.82
Average Home (30-year Average)	\$26.29	\$47.32

Assuming an average home sales price of \$176,100, the annual average property tax for the \$9,000,000 bond authorization would be \$66.44 over 30 years (starting at \$84.13 and declining over time). If the City requests the smaller bond authorization of \$5,000,000, the average tax would be \$36.91 (starting at \$46.92 and declining over time).

It should be noted that the GO tax levy will decrease over time as assessed valuations increase (debt service stays level). Thus, the maximum tax rates and maximum GO levies are also shown in the table and should occur in the first year.

City of Selma
\$5,000,000 General Obligation Bond
Tax Amount Over Time



Parcel/Special Tax – Similar to a GO Bond Election, a Parcel Tax Election requires a 2/3rd approval. However, unlike standard property taxes (including a GO tax levy), which are based on the assessed value of the property, a parcel tax is a special tax based on the characteristics of the parcel (i.e., land use, square footage of property, proximity to benefit) and is not allowed to be calculated based on assessed value.

NHA analyzed the estimated average tax per parcel under the same sizing scenarios (\$5,000,000 and \$9,000,000). There is a total of 6,299 parcels in the City, of which 5,283 are single-family residential. The City has the option to develop the parcel tax to either levy annually against all parcels or a subset based on one of the property characteristics listed above.

As shown in the table below, NHA has calculated the average annual tax under a scenario in which all types of parcels are equally taxed under \$5,000,000 and \$9,000,000 bond issues. These two scenarios are only intended to provide an estimate of what would need to be generated through a parcel tax without regard to property benefits or land use type. If the City is interested in pursuing this structure, NHA will require additional information on the City's property profiles in order to calculate the parcel tax impact.

The average annual tax ranges from \$60 (\$5,000,000 bond) to \$108 (\$9,000,000) assuming all taxable parcels are taxed. Parcel tax rates would decrease to \$51 and \$91, respectively, for the two bond authorization amounts.

Parcel Tax (2/3rds Voter Approval Required)

Bond Authorization	\$5,000,000	\$9,000,000
Parcel Tax Term	30 Years	30 Years
Annual Debt Service	\$318,039	\$572,491
Residential Only – Annual Tax	\$60.72	\$108.85
All Parcels – Annual Tax	\$50.92	\$91.30

Timeline

Based on recent conversations with City staff, the proposed funding strategy assumes the police facility requiring \$5,000,000 or \$9,000,000 in general obligation bonds. For purposes of this analysis, NHA is working under the assumption that the City would seek approval in November 2016. In order to place this item on the ballot, the City would need accomplish the following milestones:

Key Date	Action / Event	Responsible Party
At least 7 days prior to date of public hearing	Publish Notice of Hearing	City Clerk
Must occur between 90 days (08/02/2016) and 180 days (05/04/2016) prior to election;	Resolution Calling the Election and Requesting Consolidation of Election	City Council
By Thursday, 08/04/2016 (At least 88 days prior to election)	File Resolution Calling the Election and Requesting Consolidation with the Fresno County Board of Supervisors (copy to Election Official)	City Clerk
By 08/09/2016	Deadline for City Council to adopt changes or withdraw measure	City Council

(At least 83 days prior to election)		
Reasonable date prior to election, leaving time for rebuttals and examination period	Publish one-time notice of argument deadlines (which argument deadline allows sufficient time for the 10-day examination period)	Election Official (County in consolidated election)
Within sufficient time to be available for public examination period	Deadline for impartial analysis	Election Official
10 days after argument deadline (if applicable)	Deadline for rebuttal arguments	Election Official
10 days immediately following argument/rebuttal deadline	10-day public examination period	Election Official
9/22/2016-10/10/2016 (40-21 days before election)	Sample ballots mailed out	Election Official
10/03/2014-10/22/2016 (29-10 days before election)	Election ballots mailed out	Election Official
11/8/2016	General Election	COMMUNITY
By 11/29/16 (Within 28 days of election)	Certification of election results performed by Election Official	Election Official
Following certification of election results	Adoption of Resolution Declaring Results and introduction of ordinance levying ad valorem taxes	City Clerk/City Council
At least 5 days after introduction of ordinance (at regular meeting)	Second reading and passage of ordinance levying ad valorem taxes	
Within 15 days (11/16/2016) (if landowner election) or 90 days (01/29/2017) (if registered voter election) adoption of Resolution Declaring Results	Record notice of ad valorem tax lien or special tax lien	City Clerk
When appropriate	Adopt Resolution Approving Issuance of Bonded Indebtedness	City Council

Additional Considerations

The information provided in this memorandum is intended to demonstrate tax burden thresholds in order to determine the feasibility of moving forward on one or more of the funding options. NHA does not make any recommendations based on this initial analysis and expects that further analysis and discussion will be required as more information is presented to stakeholders and City staff.

If the City believes that these initial figures and rates provide the basis to continue its review, NHA would advise that the City to strongly consider retaining expert assistance with respect to polling, community

outreach, and/or campaign advocacy/organization. The City has several election strategy options to move forward on a potential election:

1. In-house and community-supported surveys and outreach
2. Professional survey/polling with grass-roots campaign
3. Full campaign including professional survey/polling and campaign strategy

It should be noted that the City can fund initial research and polling prior to calling for an election from City funds. Once an election is established, the City is precluded from advocating or expending taxpayer funds on the election or mailings. The City can continue to educate the community through email and mailers as long as no advocacy language is used.

We look forward to answering any questions or providing more information on this project.

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

April 18, 2016

ITEM NO:

4.

SUBJECT:

Consideration and necessary action on request from Sikh Center of the Pacific Coast to waive fees for Conditional Use Permit

DISCUSSION: The Selma Municipal Code requires a Conditional Use Permit under Selma Municipal Code 11-28-6-2 (F) 13. Electronic SMC Reader Board: A conditional use permit shall be required for all electronic reader boards. Electronic reader boards shall not exceed eight hundred (800) square feet in area and shall not be mounted at a height of more than seventy five feet (75'). The sign area of an electronic reader board shall not be counted against other permitted signage and may be combined with other permitted signage.

Conditional use permits shall be applied for and processed as per this Title (Chapter 11-16). Electronic reader boards shall not contain any display or illumination which is in motion or appears to be in motion or changes in intensity or exposes its message for less than four (4) seconds. The interval between messages shall not be less than one second.
(Ord. 95-9, 8-7-95)

During the April 4 2016 Council meeting, Council requested information on previous fee waivers for religious organizations.

11/3/14: Meeting Place Church Conditional Use Permit Fees- Council approved a deferred payment plan for the Conditional Use Permit Fees \$5,140.

5/5/14: New Hope Church City Run/Walk Event Park Fees- Council approved a partial waiver request in the amount of \$65.00.

10/6/2008: Church of the Nazarene- Council approved the waiver of building fees in the amount of \$3,834.19.

8/6/2007: Victory Outreach-Council approved the waiver of fees for a CUP in the amount of \$3,270.00

7/16/2007: First Baptist Church- Council approved the building permit fee waiver in the amount of \$834.00.

6/18/2007: Valley Life Church -Council approved the waiver of building fees in the amount of \$3,000.00 for the installation of a 4 foot high fence.

8/21/2006: St. Joseph's Church – Council waived fees in the amount of \$5,069.18 for building permit fees.

3/6/2006: The Selma Ministerial Association – Council waived fees for Lincoln Park.

5/16/2005: Cathedral of Light Church- Council waived fees for a Conditional Use Permit fees for a new sign.

The Sikh Center of the Pacific Coast has submitted a request to waive fees associated with a Condition Use Permit for their proposed reader board sign located at 2211 Highland.

Approximate fees for a reader board sign equate to \$5,380. These fees include hard cost and imposed costs. Imposed costs are costs associated for staff time and materials for report, whereas hard cost are cost incurred either by the city or other agencies to process the Conditional Use Permit. Below is a breakdown of those costs:

Imposed cost:

Conditional Use Permit, \$3,890.00

Environmental Assessment, \$395.00

Hard Cost:

Fresno Filing Fee, \$50.00

Radius map and mailing notices, \$944.00

Newspaper ad, \$100.00 estimate

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

RECOMMENDATION:

Consider request from the Sikh Center of the Pacific Coast to Waive fees associated with the proposed reader board sign.


 Ken Grey, City Manager

April 15, 2016
 Date

**CITY MANAGER'S REPORT
COUNCIL MEETING DATE:**

April 18, 2016

ITEM NO:

SUBJECT:

5.

Consideration and Necessary Action on Resolution Ratifying Agreement Executed by City Manager to Permit Limited Development on Property in Process of Annexation.

DISCUSSION:

The City approved the Rockwell Pond Commercial Project EIR and Site Plan with Conditions, pre-zoned that property and adopted a Resolution of Application for Annexation on March 1, 2010. The application to annex the property was not made at that time because ensuing litigation by Consolidated Irrigation District prevented LAFCO from acting on that application.

With the passage of time, the owner of the Rockwell Pond Commercial Project which consists of approximately 110 acres, determined it would be beneficial to complete the project in phases, with the first phase consisting of the development of 35.88 acres within that project area for construction of a Toyota Dealership. The owner of that proposed dealership and of the 35.88 acres is being pressured by the Toyota Corporation to complete the new dealership. Accordingly, again because of the passage of time, Staff developed a Mitigated Negative Declaration which has been duly published and no comments have been received which will come to the Council for certification on May 2, 2016, along with a new Resolution of Application seeking to annex this property, which is being referred to now as the "Selma Grove" project.

To accommodate the Toyota Dealership's need to show progress in developing this site, Staff requested from the County, under §15.04.140 of the Fresno County Ordinance permission to issue permits to develop this property since annexation is imminent. Under that Code Section, a city may issue permits to property that is not yet annexed, and therefore in the County of Fresno, so long as those permits are limited to underground utilities, grading, street improvements and other preliminary activities necessary for complete development of the property. The County presented to the City an agreement to be signed by the Building Official allowing for that limited construction activity prior to the annexation of this property which the Building Official has signed. The agreement was provided to the County of Fresno which, on receipt, indicated that the City now has permission to issue those permits. The agreement, in essence, requires the City to order a stoppage of the work in the event the County Board of Supervisors refuses to approve this contract, which will be brought before them on May 10, 2016 and provides for the indemnification of the County by the City for any liability accruing to the County by virtue of the issuance of

the permits prior to annexation. There is no conceivable liability to the County for the City's issuance of permits for unannexed territory so that in Staff's view, the primary term of the agreement, indemnification, is meaningless. Public entities are immune from liability for having issued permits for any form of activity.

To guard against the eventuality that the County Board of Supervisors might view this as an invalid agreement unless it is approved by the City Council, Council is being asked to ratify the Building Official (City Manager) execution of this agreement so that the County Board of Supervisors knows the City Council agrees with the arrangement established by this contract.

<u>COST</u>		<u>BUDGET IMPACT</u>
None.		None.
<u>FUNDING</u>		<u>ON-GOING COST</u>
Not applicable.		Not applicable.

RECOMMENDATION: Adopt Resolution Ratifying Building Official's execution and approval of Agreement with Fresno County under Chapter 15.04 of the Fresno County Code.

ATTACHMENTS:

Date: April 15, 2016

/s/ Neal E. Costanzo

Neal E. Costanzo
City Attorney for City of Selma

Date: April 15, 2016

Kenneth Gray

Ken Grey, City Manager

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF THE CITY OF SELMA
RATIFYING AGREEMENT BETWEEN COUNTY OF FRESNO AND CITY
OF SELMA TO PERMIT LIMITED DEVELOPMENT OF PROEPRTY
IN PROCESS OF ANNEXATION TO THE CITY OF SELMA**

WHEREAS, on March 1, 2010, the City approved a series of resolution certifying an Environmental Impact Report and approving a Site Plan, with conditions, and pre-zoning the property that consists of and is known as the "Rockwell Pond Commercial Project"; and

WHEREAS, the Resolution of Application to LAFCO to annex the entirety of the Rockwell Pond Commercial Project was not presented to LAFCO because of exiting litigation that was ultimately settled on or about April 15, 2015; and

WHEREAS, because of the significant passage of time, the developer of the Rockwell Pond Commercial Project, which consists of approximately 110 acres, has determined the most feasible way of completing the project is in phases, with the first phase consisting of development of approximatly 35.88 acres of the total acreage within the Rockwell Pond Commercial Project area as a Toyota Dealership and the City Council will be presented with a revised Resolution of Application to LAFCO to annex that 35.88 acres on or about May 2, 2016, but the developer desires to commence preparatory work on the development of that 35.88 acres prior to its annexation; and

WHEREAS, the County of Fresno will allow the City to issue permits for grading and installation of underground utilities and other preparatory work before the property is annexed to the City if the City agrees to indemnify the County from any liability for allowing that development to proceed in what is property located within the unincorporated area of Fresno County; and

WHEREAS, the City Manager has executed an agreement with the County of Fresno to permit this limited development of the 35.88 acres prior to the annexation of it into the City of Selma, a copy of which is attached and which also provides for the City to indemnify the County from any liability arising from that limited development activity prior to annexation.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.

2. The City Council ratifies and approves the City Manager's execution of the attached agreement between the County of Fresno and the City of Selma to permit limited development property in the process of annexation to the City of Selma under Fresno County Ordinance Code §15.04.140.

The foregoing Resolution was duly approved this ____ day of _____, 2016 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

**AGREEMENT BETWEEN COUNTY OF FRESNO AND CITY OF
SELMA TO PERMIT LIMITED DEVELOPMENT OF PROPERTY IN
PROCESS OF ANNEXATION TO CITY OF SELMA
[Fresno County Ordinance Code section 15.04.140]**

THIS AGREEMENT is entered into this ____ day of _____, 2016, by and between the COUNTY OF FRESNO, a political subdivision of the State of California, (hereinafter "COUNTY") and the CITY OF SELMA, (hereinafter "CITY"), a municipal corporation of the State of California.

WITNESSETH:

WHEREAS, on March 1, 2010 CITY approved Resolution Numbers 2010-8R, Certifying an Environmental Impact Report with a Statement of Overriding Considerations, Resolution 2010-9R approving Site Plan No. 2006-2008, with conditions; Resolution No. 2010-12R approving zone change (pre-zoning) and Resolution 2010-13R initiating the DeWolf/Floral Reorganization/Annexation which approved Application No. 2006-008, also referred to as the "Rockwell Pond Commercial Project." A true and correct copy of Resolution No. 2010-13R is Attachment 1 to Exhibit "A", which is attached hereto and incorporated herein by reference.

WHEREAS, the City published a Mitigated Negative Declaration for a minor modification of the Site Plan No. 2006-0008 and administratively approved a site plan for a portion of the Rockwell Pond Commercial Project consisting of 35.88 acres of the total acreage within the Rockwell Pond Commercial Project and City represents that it complied with the requirements of applicable law, including but not limited to the California Environmental Quality Act (CEQA) in approving Site Plan 2006-0008 and the minor modification thereto.

WHEREAS, the real property covered by the minor modification of Site Plan 2006-0008 (the "Property"), is located within the unincorporated territory of the Fresno

County, but within the Sphere of Influence of the CITY. A true and correct copy of the legal description of the Property is Attachment 2 to Exhibit "A", which is attached hereto and incorporated herein by reference.

WHEREAS, CITY will file a resolution of application (the "Resolution of Application") with the Fresno County Local Agency Formation Commission ("LAFCo"), requesting approval of a proposed reorganization to annex the Property to the CITY and Selma-Kingsburg-Fowler Sanitation District, on May 3, 2016. A true and correct copy of the Proposed Resolution of Application is Attachment 3 to Exhibit "A", which is attached hereto and incorporated herein by reference.

WHEREAS, the owner of the Property is Fahrney Land Management LLC (the "Owner").

WHEREAS, CITY has informed COUNTY that the Rockwell Pond Commercial Project to be constructed on the Property, includes the planned construction of a Toyota vehicle dealership, the precise, engineered plans for which have been submitted to the CITY's Planning and Building Department; and

WHEREAS, section 15.04.140 of the Fresno County Ordinance Code, permits, at the election of an owner or permittee, construction activities and improvements, limited to underground utilities, grading, street improvements and model home construction for residential development and/or underground utilities, grading and street improvements for other than residential development on any parcel of land in any zoning district within the unincorporated area of the County, to be exempted from the provisions of Chapter 15.04 of the Fresno County Ordinance Code, when certain conditions exist.

WHEREAS, COUNTY and CITY desire to enter into a written agreement to provide for the satisfaction of the requirements Section 15.04.140 of the Fresno County Ordinance Code.

{00014276.DOC;1} **AGREEMENT BETWEEN COUNTY OF FRESNO AND CITY OF SELMA TO PERMIT LIMITED DEVELOPMENT OF PROPERTY IN PROCESS OF ANNEXATION TO CITY OF SELMA**
[Fresno County Ordinance Code section 15.04.140]

Now, therefore, for good and value consideration the receipt of which is hereby acknowledged by the parties hereto, the COUNTY and CITY hereby agree as follows:

1. RECITALS.

The foregoing recitals are true and correct.

2. OWNER'S REQUEST THAT CITY ISSUE PERMITS.

The CITY represents that the Owner has requested that the CITY issue permits to allow the Owner to install underground utilities, engage in the grading of land, and install street improvements (the "Improvements"), prior to annexation of the Property to the CITY.

3. EXERCISE OF JOINT POWERS.

It is the mutual intent of the CITY and COUNTY that, subject to the provisions of Section 15.04.140 of the Fresno County Ordinance Code, and the provisions of this Agreement, the CITY shall have the authority, and the sole obligation, to enforce each and every ordinance adopted by the CITY (the "Ordinances"), as well as State and Federal laws and regulations relating to construction of structures and division of land, to ensure that any and all Improvements constructed on, in, or about the Property prior to annexation of the Property to the CITY, shall comply with such Ordinances, laws, and regulations. To that end, the CITY and COUNTY acknowledge and agree that they each have the authority, under their respective police powers conferred upon each of them under California Constitution, Article XI, section 7, to enforce within their respective limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws, and that under the Joint Exercise of Powers Act, Government Code section 6500 et seq., they may agree that the CITY shall be enabled and required to enforce such Ordinances, and State and Federal laws and regulation within such area proposed for annexation into the City pursuant to such police powers in such area, which such area

is presently in the unincorporated area of the County, and that such authority is hereby conferred upon the City under this Agreement.

4. CITY'S COMPLIANCE WITH APPLICABLE LAW

The CITY agrees to abide by the provisions of the Chapter 15.04 of the Fresno County Ordinance Code, including the provisions of Section 15.04.140 thereof, with respect to the Property. The CITY shall require in connection with the issuance of the aforementioned permits that the Owner or permittee shall comply with all CITY ordinances, State and Federal laws, and regulations relating to construction of structures and division of land, including the securement of permits as would be required as if the Property were within the incorporated area of the CITY. CITY shall also comply with the requirements of CEQA prior to the issuance of permits for Improvements allowed by this Agreement. For the purposes of compliance with CEQA prior to the issuance of such permits, CITY and COUNTY agree that CITY shall serve as the lead agency.

5. CERTIFICATION OF CITY BUILDING OFFICIAL.

Within five (5) CITY business days of the date this Agreement is signed by the Chairman of the Board of Supervisors on behalf of the COUNTY (hereafter referred to as the "Effective Date of this Agreement"), the CITY's building official shall certify in writing to COUNTY that each of the Improvements constructed on, in, or about the Property prior to annexation of the Property to the CITY and Selma-Kingsburg-Fowler Sanitation District will meet all CITY ordinances upon annexation of the Property into the City and Selma-Kingsburg-Fowler Sanitation District, and that the CITY will enforce the provisions thereof pursuant to the City's Ordinances, and State and Federal laws and regulations relating to construction of structures and division of land. The CITY agrees that the COUNTY may rely on the statements made in this Certification and is not required to independently investigate or verify the accuracy or completeness of the

statements made by the CITY's Building Official in such written certification. The written certification shall be made by using the form attached hereto as Exhibit "A", which incorporated herein by reference.

6. STOP WORK ORDERS.

If the CITY issues permits for the Improvements prior to annexation of the Property to the CITY and Selma-Kingsburg-Fowler Sanitation District, the CITY's Building Official shall issue a stop work order for the work authorized by such permits if any of the following occur:

A. The annexation proceedings requested by CITY by the Resolution of Application are not completed within one hundred twenty (120) days from the Effective Date of this Agreement, subject to the provisions of Section 7 of this Agreement.

B. Annexation of the Property to the CITY is denied by the LAFCo.

C. The construction of the Improvements does not comply with the CITY ordinances.

Within five (5) CITY business days of the issuance of a stop work order, the CITY shall deliver a true and correct copy of the stop work order to the COUNTY, accompanied by a notice referencing this Agreement.

If the Owner and other parties subject to the stop work order do not comply with the stop work order, CITY shall promptly take all actions necessary to ensure compliance with that order, including but not limited to initiating and prosecuting litigation against any person or persons in violation of the order to ensure compliance.

The CITY shall also promptly take all actions necessary to bring the Improvements constructed on the Property into compliance with the provisions of Chapter 15.04 of the Fresno County Ordinance Code. All expenses incurred to bring the Property into compliance with the provisions of Chapter 15.04 of the Fresno County Ordinance Code shall be borne solely by the CITY. Thereafter, any further

1 construction on the Property shall be in accordance with Title 15 of the Fresno County
2 Ordinance Code.

3 7. EXTENSIONS OF TIME.

4 To the extent permitted by section 15.04.140 of the Fresno County Ordinance
5 Code, the COUNTY's building official, upon receipt of a written request from the CITY
6 building official prior to the expiration specified by Section 6.A, may grant up to two (2)
7 individual extensions of time to complete annexation proceedings not to exceed thirty
8 (30) days each. If the COUNTY building official grants two such thirty (30) day
9 extensions to the CITY, and annexation proceedings are not completed within a total
10 of a one hundred eighty (180) day period from the Effective Date of this Agreement, a
11 request for additional time to complete the annexation may be made to, and may, in its
12 sole and exclusive discretion, be approved by the Fresno County Board of
13 Supervisors. A request for extension made to the Board of Supervisors must be made
14 prior to the expiration a total of a one hundred eighty (180) day period from the
15 Effective Date of this Agreement.

16 8. CERTIFICATE OF APPROVAL OF ANNEXATION.

17 Within five (5) CITY business days of approval by LAFCo of the annexation of
18 the Property to the CITY and the Selma-Kingsburg-Fowler Sanitation District, the CITY
19 shall transmit a true and correct copy of the executed Certificate of Completion to the
20 COUNTY.

21 9. CITY'S INDEMNIFICATION OF COUNTY.

22 The CITY hereby agrees to save, indemnify, hold harmless and, at COUNTY's
23 request, defend COUNTY, its officers, agents, and employees, from and against all
24 legal actions of whatever form, expenses, demands, liabilities, claims, costs (including
25 but not limited to court costs and attorney's fees), or damages of any nature
26 whatsoever occurring or resulting to COUNTY, including, but not limited to, an award
27 of attorney's fees and costs to the person, organization or entity bringing the cause of

28 {00014276.DOC;1} AGREEMENT BETWEEN COUNTY OF FRESNO AND CITY OF
SELMA TO PERMIT LIMITED DEVELOPMENT OF PROPERTY IN
PROCESS OF ANNEXATION TO CITY OF SELMA

[Fresno County Ordinance Code section 15.04.140]

April 18, 2018 Council Packet

1 action, or their officers, agents, and employees, arising from, resulting from, or in
 2 connection the performance, or failure to perform, of CITY, its officers, agents, or
 3 employees under this Agreement.

4 When defending COUNTY, CITY shall pay all attorneys' fees and costs
 5 related to the defense in any action brought against the COUNTY. CITY shall defend
 6 COUNTY through counsel selected by CITY and shall keep the COUNTY fully
 7 informed as to the progress of such defense. COUNTY shall cooperate with CITY in
 8 the defense of the claim.

9 10. NOTIFICATIONS AND COOPERATION BY COUNTY.

10 COUNTY shall notify CITY within seven (7) COUNTY business days of its
 11 receipt of any demand, claim, action, proceeding, or litigation in which COUNTY is to
 12 be indemnified and held harmless by CITY. If COUNTY requests that CITY defend
 13 COUNTY, it shall notify CITY in writing within ten (10) COUNTY business days of its
 14 receipt of any such demand, claim, action, proceeding, or litigation. COUNTY shall
 15 cooperate in such defense.

16 11. COUNTY PARTICIPATION IN DEFENSE.

17 Nothing contained herein shall prohibit COUNTY, in its sole discretion,
 18 from participating in the defense of any demand, claim, action, proceeding, or litigation
 19 over and above representation by legal counsel hired by CITY, or from participating in
 20 the defense of any demand, claim, action, proceeding, or litigation. If COUNTY elects
 21 to also defend, it shall do so in good faith and COUNTY shall bear its attorney's fees
 22 and costs. Except as otherwise provided in this paragraph, in no event shall
 23 COUNTY's participation in the defense of any demand, claim, action, proceeding, or
 24 litigation affect the obligations imposed upon CITY in Section 9 of this Agreement.

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12. INSURANCE.

CITY agrees that, during the term of this Agreement, CITY shall ensure that its activities under this Agreement shall be covered by CITY's self-insurance program, applying to such activities such minimum coverages and amounts thereof, and maximum deductibles, as are required or provided for CITY's operations, and that CITY shall, if requested from time to time by COUNTY, provide written evidence of such self-insurance program to COUNTY in such form and manner that would be reasonably satisfactory to COUNTY.

13. NON-ASSIGNMENT.

Neither party shall assign, transfer or sub-contract this Agreement nor their rights or duties under this Agreement without the prior written consent of the other party.

14. MODIFICATION.

Any matters of this Agreement may be modified from time to time by the written consent of all the parties without, in any way, affecting the remainder.

15. NOTICES.

Any and all notices between COUNTY and the CITY provided for or permitted under this Agreement or by law shall be in writing and shall be deemed duly served when personally delivered to one of the parties, or in lieu of such personal service, when deposited in the United States Mail, postage prepaid, addressed to such party, at such addresses set forth below:

COUNTY

Department of Public Works and Planning

Attention: Chief Building Inspector

2220 Tulare Street, Suite 600

Fresno, California 93721

CITY

Community Development Dept.

Attention: Director

1710 Tucker Street

Selma, California 93662

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{00014276.DOC;1} AGREEMENT BETWEEN COUNTY OF FRESNO AND CITY OF
SELMA TO PERMIT LIMITED DEVELOPMENT OF PROPERTY IN
PROCESS OF ANNEXATION TO CITY OF SELMA

[Fresno County Ordinance Code section 15.04.140]

April 18, 2016 Council Packet

16. NO THIRD PARTY BENEFICIARIES.

This Agreement has been entered into solely for the benefit of the parties hereto. Nothing in this Agreement is intended to benefit or confer any rights or remedies on any other person or parties.

17. COUNTERPARTS.

This Agreement may be executed in one or more counterparts, each of which shall be an original and all of which shall constitute together the same document.

18. APPLICABLE LAW AND VENUE.

This Agreement is made and entered into in the State of California and shall be deemed to have been executed and delivered within the State of California, and the rights and obligations of the parties hereunder shall be governed by, and construed, and enforced in accordance with the laws of the State of California. Venue for any action arising out of or related to this Agreement shall only be in Fresno County, California.

19. LEGAL AUTHORITY

Each individual executing or attesting this Agreement hereby covenants, warrants, and represents: (1) that he or she is duly authorized to execute or attest and deliver this Agreement on behalf of their respective public agency in accordance with applicable law; and (2) that this Agreement is binding upon each public agency.

20. SEVERABILITY.

If any provision of this Agreement is determined to be illegal, invalid, void, or unenforceable in a final judgment by a court of competent jurisdiction, each and every other provision hereof shall remain in full force and effect, unless this severability provision would deny one or more of the parties to the Agreement of the material benefits of the Agreement, in which case the entire Agreement shall have no force and effect.

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21. HEADINGS.

Section headings in this Agreement are included herein for convenience of reference only and shall not constitute a part of this Agreement for any other

22. INTERPRETATION OF AGREEMENT.

The parties hereby acknowledge that they and their respective counsel have cooperated in the drafting and preparation of this Agreement, for which reason this Agreement shall not be construed against any party as the drafter thereof.

23. ENTIRE AGREEMENT.

This Agreement constitutes the entire agreement between the CONTRACTOR and COUNTY with respect to the subject matter hereof and supersedes all previous Agreement negotiations, proposals, commitments, writings, advertisements, publications, and understanding of any nature whatsoever unless expressly included in this Agreement. If applicable, add the following: In the event of any inconsistency in interpreting the documents which constitute this Agreement, the inconsistency shall be resolved by giving precedence in the following order of priority: (1) the text of this Agreement (excluding Exhibit "A"), and (2) Exhibit "A".

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IN WITNESS WHEREOF, CITY and COUNTY hereby execute this Agreement.

CITY OF SELMA:

COUNTY OF FRESNO

By



By

Chair, Board of Supervisors

Print Name: Kenneth GreyTitle: Selma City Manager

Date: _____

Date:

4-11-2016

BERNICE E. SEIDEL, Clerk
Board of Supervisors

APPROVED AS TO LEGAL FORM:

By _____

Date: _____

By _____

CITY ATTORNEY

APPROVED AS TO LEGAL FORM:
DANIEL C. CEDERBORG, COUNTY
COUNSEL

By _____

REVIEWED AND RECOMMENDED
FOR APPROVAL:

BERNARD JIMENEZ, Interim Director
Department of Public Works and
Planning

By _____

**ATTACHMENT "1" TO CERTIFICATION OF CITY OF SELMA
BUILDING OFFICIAL REGARDING SATISFACTION OF SECTION 15.04.140
OF FRESNO COUNTY ORDINANCE CODE**

RESOLUTION NO. 2010- 13R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA
INITIATING THE DEWOLF/ FLORAL
REORGANIZATION/ANNEXATION NO. 2006-0008**

WHEREAS, the City of Selma has been requested to process a proposed reorganization of territory with the short title of Reorganization No. 2006-0008 De-Wolf - Floral (Rockwell Pond) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code for the reorganization. Said reorganization is proposed to annex territory to the City of Selma and Selma-Kingsburg-Fowler County Sanitation District and to further detach from the Fresno County Fire Protection District, and Kings River Conservation District; and

WHEREAS, the territory proposed for reorganization is uninhabited, and on this day contains four (4) registered voters according to information received from the County Elections Office; and

WHEREAS, a map and description of the boundaries of the territory is set forth in Exhibit 'A' and 'B', respectively, and attached hereto and by this reference incorporated herein; and

WHEREAS, the reorganization proposal is made for the purpose of providing for the logical and orderly expansion of the City of Selma. Said expansion is not consistent with the Selma General Plan which designates the area of the territory to be annexed to the City of Selma for Open Space purposes; and

WHEREAS, this proposal is consistent with the Sphere of Influence of the City of Selma; and


WHEREAS, the City of Selma has prepared a Plan of Services for the territory demonstrating that all City services are available to the property; and

WHEREAS, the City of Selma did prepare Environmental Impact Report No. 2006-0008 for the project, to include Submittal No. 2006-0008; De-Wolf-Floral Reorganization-Annexation (APN 348-191-06s, 07s, 08, 10s,11s), General Plan Amendment, Zone Change, Specific Plan Change and Site Plan.

NOW, THEREFORE BE IT RESOLVED, this Resolution of Application is hereby adopted and approved by the Selma City Council and the Local Agency Formation Commission of Fresno County is hereby requested to undertake proceedings for the reorganization of territory as described in Exhibit 'A', according to the terms stated above and in the manner provided by Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Proceedings without public hearings are requested in this matter which provided 100% consent of all property owners within the project territory.

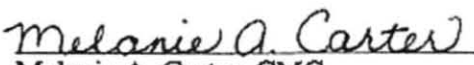
The foregoing Resolution was duly approved this 1st day of March, 2010 by the following vote, to wit:

AYES:	5	COUNCIL MEMBERS:	Avalos, Derr, Grey, Rodriguez, Lujan
NOES:	0	COUNCIL MEMBERS:	None
ABSTAIN:	0	COUNCIL MEMBERS:	None
ABSENT:	0	COUNCIL MEMBERS:	None



Dennis Lujan
Mayor of the City of Selma

ATTEST:



Melanie A. Carter, CMC
City Clerk

EXHIBIT "A"

DEWOLF-FLORAL REORGANIZATION-ANNEXATION

No. 2006-0008

Contains 105.51 Acres, more or less

October 28, 2009

Area to be detached from Cal Fire, Kings River Conservation District, and Annexed to the City of Selma.

All those portions of the Southeast quarter of Section 35, the South half of Section 36, Township 15 South, Range 21 East, and the North half of Section 1, Township 16 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, more particularly described as follows:

BEGINNING at a point on the existing line of the Limits of the City of Selma, said point being the Southeast corner of the West quarter of the Southeast quarter of said Section 36, said point being South 89°29'15" East, 1978.33 feet from the Southeast corner of said Section 36;

1) thence leaving said existing line of the City of Selma Limits, South 00°38'43" West, 30.00 feet to a point on a line 30.00 feet South of and parallel with the South line of the Southeast quarter of said Section 36;

2) thence South 89°29'15" East, 659.37 feet along said parallel line to a point on a line 30.00 feet South of and parallel with the South line of the Southwest quarter of said Section 36;

3) thence South 89°30'09" East, 2637.55 feet along said parallel line to a point on the West line of the Northwest quarter of said Section 1;

4) thence North, 30.00 feet along said West line to the Southeast corner of the Southeast quarter of said Section 35;

5) thence West, 30.00 feet along the South line of said Southeast quarter to a point on a line 30.00 feet West of and parallel with the East line of said Southeast quarter;

6) thence North 01°11'25" East, 552.75 feet along said parallel line;

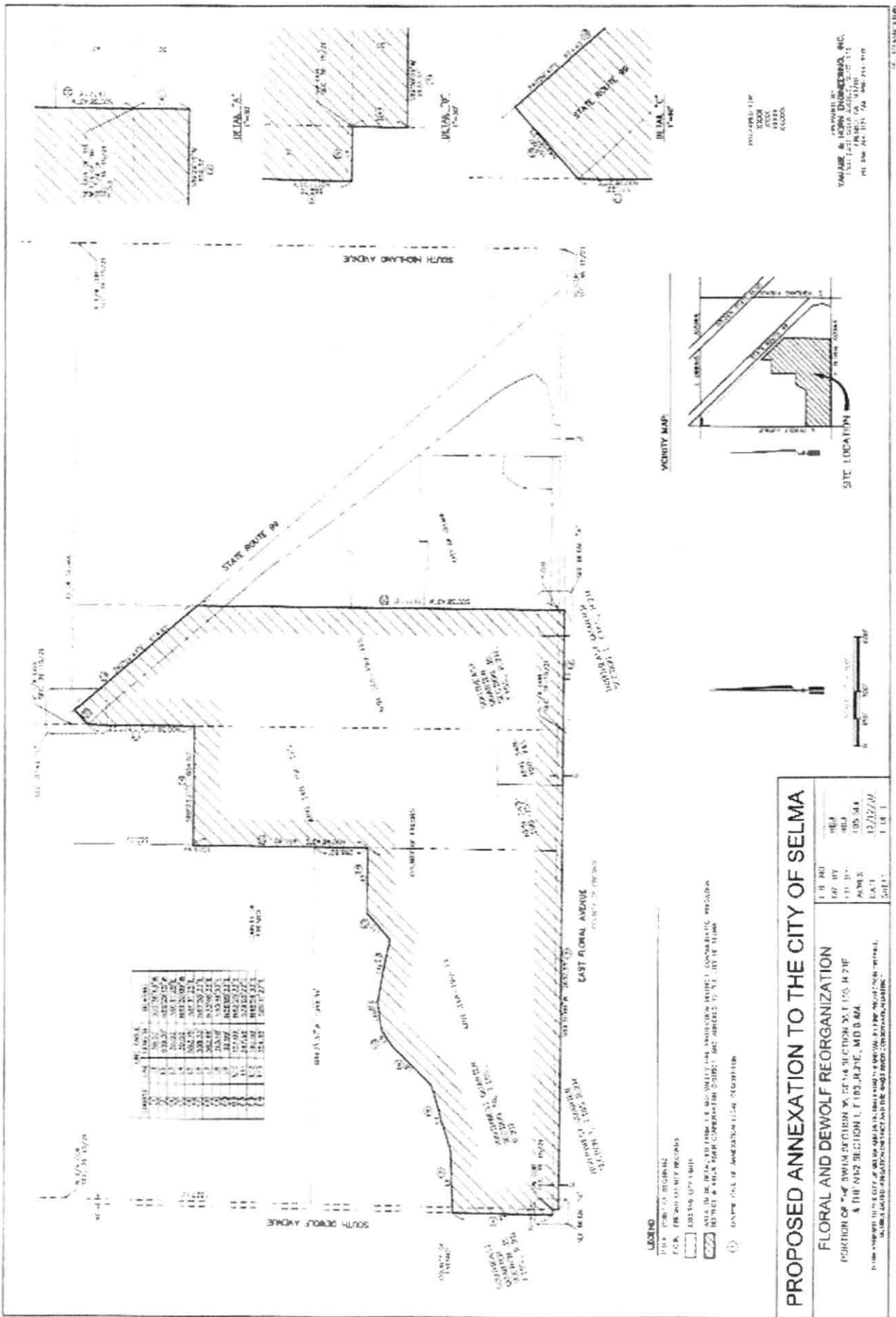
7) thence North 87°55'33" East, 338.33 feet;

8) thence North 73°46'33" East, 382.68 feet;

9) thence North 45°41'33" East, 313.18 feet;

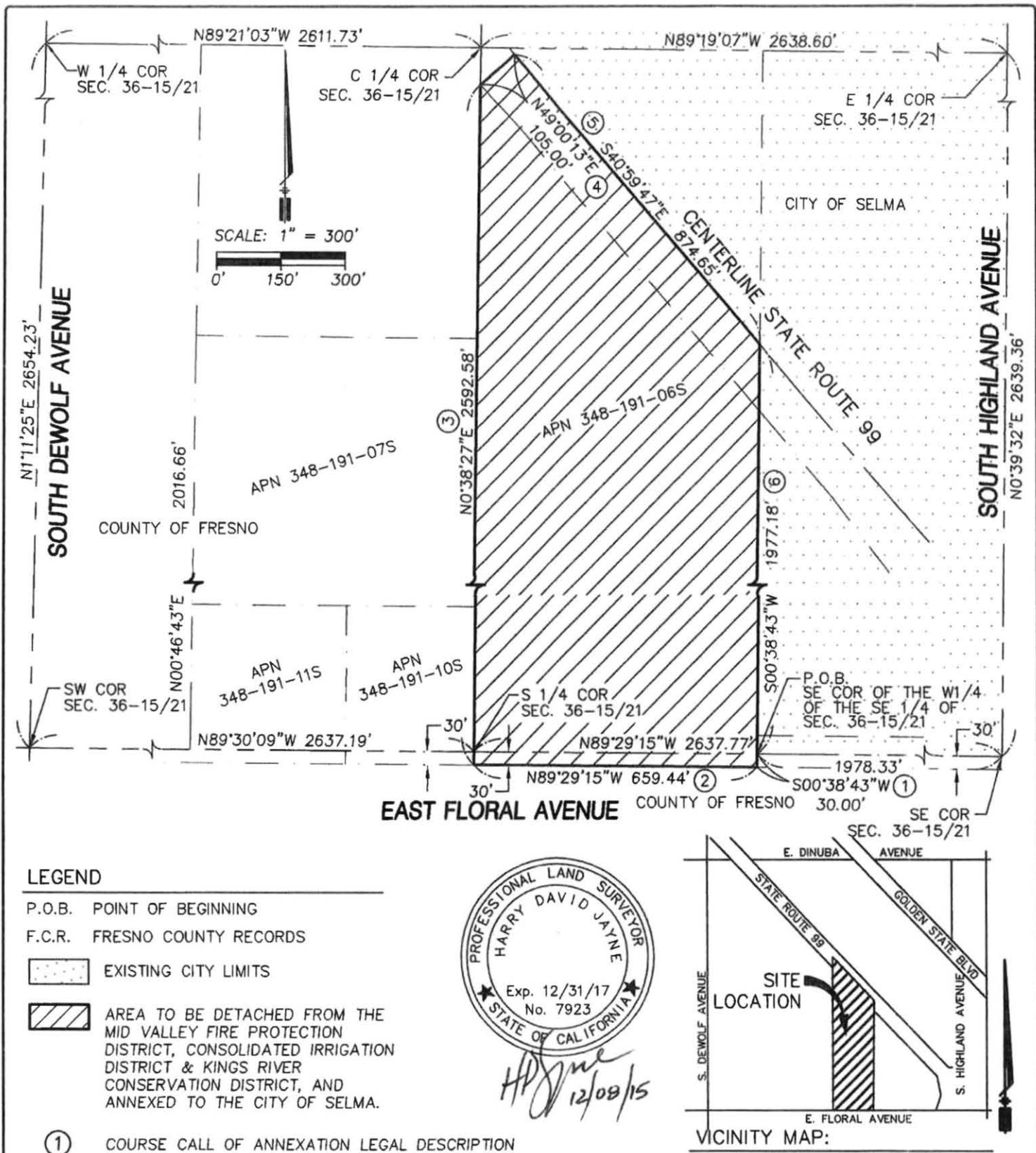
- 10) thence North 58°05'33" East, 99.99 feet;
- 11) thence North 82°25'33" East, 157.09 feet;
- 12) thence South 79°03'27" East, 347.98 feet;
- 13) thence North 48°54'33" East, 190.59 feet;
- 14) thence South 89°11'27" East, 354.88 feet to a point on the West line of the East half of the Southwest quarter of said Section 36;
- 15) thence North 00°46'43" East, 950.82 feet along said East line to the Southwest corner of the Northeast quarter of said Southwest quarter;
- 16) thence South 89°23'21" East, 654.52 feet along the South line of the Northeast quarter of said Southwest quarter to the Southeast corner of the Northeast quarter of said Southwest quarter;
- 17) thence North 00°38'27" East, 577.23 feet along the East line of said Southwest quarter to a point on the Southwesterly right of way line of State Route 99, according to the map thereof recorded in Book 2 of State Highway Maps at Pages 1 through 21, Fresno County Records;
- 18) thence North 49°00'13" East, 105.00 feet to a point on the existing line of the Limits of the City of Selma, said point being a point on the centerline of said State Route 99;
- 19) thence along said existing line of the City of Selma Limits, South 40°59'47" East, 874.65 feet along said centerline of State Route 99 to a point on the East line of the West quarter MI of the Southeast quarter of said Section 36;
- 20) thence continuing along said existing line of the City of Selma Limits, South 00°38'43" West, 1977.18 feet along said East line to the **POINT OF BEGINNING**.

Containing an area of 105.51 acres, more or less.



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**ATTACHMENT "2" TO CERTIFICATION OF CITY OF SELMA
BUILDING OFFICIAL REGARDING SATISFACTION OF SECTION 15.04.140
OF FRESNO COUNTY ORDINANCE CODE**



RES. NO. _____ ADOPTED: _____	Ref. & Rev.	EXHIBIT "B"	
<p align="center">EXHIBIT "B"</p> <p align="center">DEWOLF-FLORAL REORGANIZATION</p> <p align="center">PROPOSED ANNEXATION TO THE CITY OF SELMA</p>		PREPARED BY YAMABE & HORN ENGINEERING, INC. 2985 N. BURL AVENUE (559)244-3123	FILE NO. _____ ANNEX. NO. _____ ACRES <u>35.88 ±</u> COUNCIL DIST. NO. _____ DRAWN BY <u>JLS</u> CHECKED BY <u>HDJ</u> DATE <u>10/10/14</u>

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EXHIBIT "A"
DEWOLF-FLORAL REORGANIZATION
Contains 35.88 Acres, more or less
December 8, 2015

Area to be detached from the Mid Valley Fire Protection District, the Consolidated Irrigation District and the Kings River Conservation District, and Annexed to the City of Selma.

All those portions of the South half of Section 36, Township 15 South, Range 21 East, and the North half of Section 1, Township 16 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, more particularly described as follows:

BEGINNING at a point on the existing line of the Limits of the City of Selma, said point being the Southeast corner of the West quarter of the Southeast quarter of said Section 36, said point being South 89°29'15" East, 1978.33 feet from the Southeast corner of said Section 36;

1) thence leaving said existing line of the City of Selma Limits, South 00°38'43" West, 30.00 feet to a point on a line 30.00 feet South of and parallel with the South line of the Southeast quarter of said Section 36;

2) thence North 89°29'15" West, 659.44 feet along said parallel line to a point on the West line of the Northeast quarter of said Section 1;

3) thence North 00°38'27" East, 2592.58 feet along the West line of the Northeast quarter of said Section 1 and the East line of the Southwest quarter of said Section 36, to a point on the Southwesterly right of way line of State Route 99, according to the map thereof recorded in Book 2 of State Highway Maps at Pages 1 through 21, Fresno County Records;

4) thence North 49°00'13" East, 105.00 feet to a point on the existing line of the Limits of the City of Selma, said point being a point on the centerline of said State Route 99;

5) thence continuing along said existing line of the City of Selma Limits, South 40°59'47" East, 874.65 feet along said centerline of State Route 99, to a point on the East line of the West quarter of the Southeast quarter of said Section 36;

6) thence continuing along said existing line of the City of Selma Limits, South 00°38'43" West, 1977.18 feet along said East line to the **POINT OF BEGINNING**.



HS Jayne
12/08/15

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**ATTACHMENT "3" TO CERTIFICATION OF CITY OF SELMA
BUILDING OFFICIAL REGARDING SATISFACTION OF SECTION 15.04.140
OF FRESNO COUNTY ORDINANCE CODE**

**{00014276.DOC;1} AGREEMENT BETWEEN COUNTY OF FRESNO AND CITY OF
SELMA TO PERMIT LIMITED DEVELOPMENT OF PROPERTY IN
PROCESS OF ANNEXATION TO CITY OF SELMA
[Fresno County Ordinance Code section 15.04.140]**

RESOLUTION NO. 2016-____ R

**A RESOLUTION OF THE SELMA CITY COUNCIL OF THE CITY OF SELMA
INITIATING DEWOLF – FLORAL FAHRNEY REORGANIZATION-
ANNEXATION NO 2016-0021**

WHEREAS, the City of Selma has been requested to process a proposed reorganization of territory with the short title of Reorganization No. 2016-0021 De-Wolf – Floral-Fahrney (Selma Grove) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code for the reorganization. Said reorganization is proposed to annex territory to the City of Selma and Selma-Kingsburg-Fowler County Sanitation District and to further detach from the Fresno County Fire Protection District, Kings River Conservation District and Consolidated Irrigation District; and

WHEREAS, the territory proposed for reorganization is uninhabited, and on this day contains (0) registered voters according to information received from the County Elections Office; and

WHEREAS, a map and description of the boundaries of the territory is set forth in Exhibit 'A' and 'B', respectively, and attached hereto and by this reference incorporated herein; and

WHEREAS, the reorganization proposal is made for the purpose of providing for the logical and orderly expansion of the City of Selma. Said expansion is not consistent with the Selma General Plan which designates the area of the territory to be annexed to the City of Selma for Open Space purposes; and

WHEREAS, this proposal is consistent with the Sphere of Influence of the City of Selma; and

WHEREAS, the City of Selma has prepared a Plan of Services for the territory demonstrating that all City services are available to the property; and

WHEREAS, the City of Selma did prepare Environmental Impact Report No. 2006-0008 for the Rockwell Pond project, General Plan Amendment, Zone Change, Specific Plan Change and Site Plan.

WHEREAS, the City of Selma did prepare Mitigated Negative Declaration No. 2016-0021 for the Selma Grove project, for the initiation of the annexation and a Minor Modification to the original Site Plan.

NOW, THEREFORE BE IT RESOLVED, this Resolution of Application is hereby adopted and approved by the Selma City Council and the Local Agency Formation

Commission of Fresno County is hereby requested to undertake proceedings for the reorganization of territory as described in Exhibit 'A', according to the terms stated above and in the manner provided by Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Proceedings without public hearings are requested in this matter which provided 100% consent of all property owners within the project territory.

The foregoing Resolution was duly approved this 2nd day of May 2016, 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

Attachments: Exhibit 'A' Legal Description.
Exhibit 'B' Reorganization Map.

EXHIBIT "A"
DEWOLF-FLORAL REORGANIZATION
Contains 35.88 Acres, more or less
December 8, 2015

Area to be detached from the Mid Valley Fire Protection District, the Consolidated Irrigation District and the Kings River Conservation District, and Annexed to the City of Selma.

All those portions of the South half of Section 36, Township 15 South, Range 21 East, and the North half of Section 1, Township 16 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, more particularly described as follows:

BEGINNING at a point on the existing line of the Limits of the City of Selma, said point being the Southeast corner of the West quarter of the Southeast quarter of said Section 36, said point being South 89°29'15" East, 1978.33 feet from the Southeast corner of said Section 36;

1) thence leaving said existing line of the City of Selma Limits, South 00°38'43" West, 30.00 feet to a point on a line 30.00 feet South of and parallel with the South line of the Southeast quarter of said Section 36;

2) thence North 89°29'15" West, 659.44 feet along said parallel line to a point on the West line of the Northeast quarter of said Section 1;

3) thence North 00°38'27" East, 2592.58 feet along the West line of the Northeast quarter of said Section 1 and the East line of the Southwest quarter of said Section 36, to a point on the Southwesterly right of way line of State Route 99, according to the map thereof recorded in Book 2 of State Highway Maps at Pages 1 through 21, Fresno County Records;

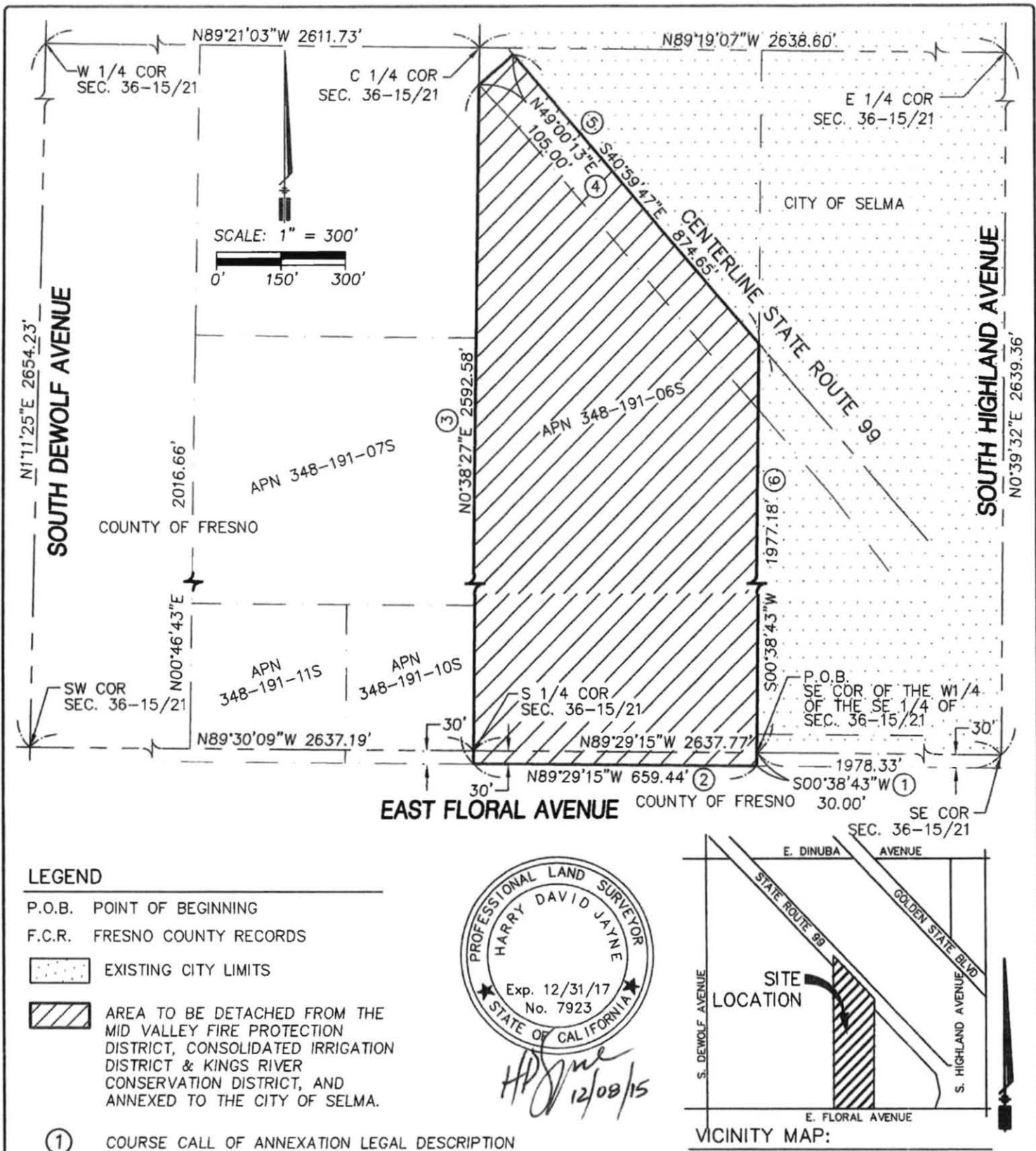
4) thence North 49°00'13" East, 105.00 feet to a point on the existing line of the Limits of the City of Selma, said point being a point on the centerline of said State Route 99;

5) thence continuing along said existing line of the City of Selma Limits, South 40°59'47" East, 874.65 feet along said centerline of State Route 99, to a point on the East line of the West quarter of the Southeast quarter of said Section 36;

6) thence continuing along said existing line of the City of Selma Limits, South 00°38'43" West, 1977.18 feet along said East line to the **POINT OF BEGINNING**.



HS Jayne
12/08/15



RES. NO. _____ ADOPTED: _____	Ref. & Rev.	EXHIBIT "B"	
EXHIBIT "B" DEWOLF-FLORAL REORGANIZATION PROPOSED ANNEXATION TO THE CITY OF SELMA		PREPARED BY	FILE NO. _____
		YAMABE & HORN ENGINEERING, INC. 2985 N. BURL AVENUE (559)244-3123	ANNEX. NO. _____ ACRES 35.88 ± COUNCIL DIST. NO. _____ DRAWN BY JLS CHECKED BY HDJ DATE 10/10/14

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EXHIBIT "A"

**CERTIFICATION OF CITY OF SELMA BUILDING OFFICIAL
REGARDING SATISFACTION OF SECTION 15.04.140
OF FRESNO COUNTY ORDINANCE CODE**

Page 1 of 2

I, Bryant Hemby, declare that the following facts are true and correct.

1. I am employed by the City of Selma ("CITY") as Senior Planning Associate. In this position I have been delegated the responsibility of the City's Building Official.
2. As the CITY's building official I am familiar with development projects, including tentative subdivision maps, and Site Plans approved by the CITY.
3. On February 1, 2010 the CITY approved Resolution Number 2010-9R, which approved Site Plan 2006-0008 Application No. 2006-0008 also referred to as the "Rockwell Pond Commercial Project". A true and correct copy of Resolution No. 2010-9R is attached hereto and incorporated herein by reference as Attachment "1".
4. Resolution No. 2010-8R certified a Final Environmental Impact Report (SCH2007061098) and adopted a state of overriding consideration is attached hereto and incorporated herein by reference as Attachment "2".
5. The real property covered by Minor Modification 2016-0021 to Site Plan No. 2006-0008 (the "Property"), is located within the unincorporated territory of the Fresno County, but within the Sphere of Influence of the CITY. A true and correct copy of the legal description of the Property is attached hereto and incorporated herein by reference as Attachment "3".
6. On May 3, 2016 CITY will file a resolution of application "the "Resolution of Application" with the Fresno County Local Agency Formation Commission ("LAFCo"), requesting approval of a proposed reorganization to annex the Property to the CITY and Selma-Kingsburg-Fowler Sanitation District. A true and correct copy of the Resolution of Application is attached hereto and incorporated herein by reference as Attachment "4".
7. The owner of the Property is Fahrney Land Management LLC.
8. The Selma Grove Project to be constructed on the Property includes the planned construction of a Toyota vehicle dealership, the precise, engineered plans for which have been submitted to the CITY's Planning and Building Department; and

{00014276.DOC;1} **AGREEMENT BETWEEN COUNTY OF FRESNO AND CITY OF
SELMA TO PERMIT LIMITED DEVELOPMENT OF PROPERTY IN
PROCESS OF ANNEXATION TO CITY OF SELMA**

[Fresno County Ordinance Code section 15.04.140]
April 18, 2016 Council Packet

9. The CITY and County of Fresno ("COUNTY") executed an "Agreement To Permit Limited Development Of Property In Process Of Annexation To City Of Selma", dated April 11, 2016, to satisfy the requirements of Section 15.04.140 of the Fresno County Ordinance Code.
10. Section 4 of the Agreement requires the CITY's building official to certify in writing that each improvement constructed in, on, or about the Property prior to annexation of the Property to the CITY and Selma-Kingsburg-Fowler Sanitation District will meet all CITY ordinances upon annexation of the Property to the CITY and Selma-Kingsburg-Fowler Sanitation District, and that the CITY will enforce the provisions thereof pursuant to the City's Ordinances, and State and Federal laws and regulations relating to construction of structures and division of land, will meet all CITY ordinances and that the CITY will enforce the provisions thereof.
11. As the CITY's Building Official, on behalf of the CITY, I certify that the CITY will diligently take all necessary and appropriate actions to ensure that any Improvements constructed on the Property will satisfy all CITY ordinances and that the CITY will enforce the provisions thereof to the full extent permitted by law.
12. I am authorized to provide this written certification on behalf of the CITY to the COUNTY.
13. I acknowledge on behalf of the CITY that the COUNTY may rely on the statements made in this Certification and is not required to independently investigate or verify the accuracy or completeness of the statements I make in this Certification.

DATED: 4/11/2016


 Bryant Hemby
 Senior Associate Planner

**ATTACHMENT "1" TO CERTIFICATION OF CITY OF SELMA
BUILDING OFFICIAL REGARDING SATISFACTION OF SECTION 15.04.140
OF FRESNO COUNTY ORDINANCE CODE**

3/4/2010

RESOLUTION NO. 2010 - 9R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA
APPROVING SITE PLAN NO. 2006-0008 WITH CONDITIONS**

ROCKWELL POND COMMERCIAL PROJECT

WHEREAS, on February 1, 2010, the Selma City Council, at a regular meeting, held a public hearing to consider a request by Selma Development Partners, LLC for approval of a Site Plan, filed as part of Submittal No. 2006-0008 with other concurrent applications. The proposal is to build a commercial center with approximately 973,000 square feet of commercial uses on + 94 acres of land north of Floral Avenue between De Wolf Avenue and Highway 99 (APN 348-191-06s 07s, 08, 10s, 11s) pending reorganization/annexation; and

WHEREAS, the concurrent applications that were considered included General Plan Amendment, Specific Plan Amendment, and Zone Change (pre-zoning) with related site development. The application for reorganization/ annexation was filed but no action is required at this time; and

WHEREAS, the City Council conducted a public hearing as heretofore specified, noticed in accordance with all applicable state and local laws, and considered the Environmental Assessment (SCH# 2007061098), which resulted in a proposed Environmental Impact Report, the proposal and the staff report together with all public testimony of interested parties; and

WHEREAS, per the Public Resources 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 considered the scope of the proposal, reviewed the evidence and determined that Site Plan No. 2006-0008 will have a significant and unavoidable impact on the environment; and

WHEREAS, an Environmental Impact Report has been prepared by the City and the mitigation measures, as well as a program for reporting on and monitoring the mitigation measures, have been made conditions of approval to mitigate or avoid significant environmental effects [CEQA Guidelines §15097]; and

WHEREAS, based on substantial evidence provided in the Environmental Impact Report and the whole record before the City Council for Environmental Assessment No. 2006-0008 and public comments related to the project, it has been determined that this project will have potentially significant and unavoidable effects on the environment related to agricultural resources and air quality, the City Council certifies the adequacy of and adopts the Environmental Impact Report with a Statement of Overriding Considerations; and

WHEREAS, the City Council 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, subject to annexation:

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1. The proposed Site Plan will be consistent with Selma's Development Standards with the approval of the Site Plan Review.
2. The proposal provides for the logical and orderly expansion of the City of Selma. The site is physically suitable for the proposed commercial development because the proposed project site is of adequate lot size, lot configuration, and access to approved streets to promote commercial development.
3. The site is physically suitable for the proposed density of this development because the existing and planned infrastructure, required as conditions of development, will support the proposed development. There are no physical constraints that would prohibit development at the proposed density.
4. The design of the project or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. The design of the project or type of improvements is not likely to cause serious public health problems.
6. The design of the project or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed project.
7. All conditions of approval related to dedications, 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 a rough proportionality and/or a required degree of connection exists between the dedication imposed or public improvement required and the proposed development; and

WHEREAS, the City Council, having made its findings of fact, was of the opinion that Site Plan No. 2006-0008 should be approved subject to the following certain conditions of approval and mitigation measures from the Environmental Impact Report to be listed and made a part of the Resolution:

Planning/Public Works/Engineering

1. Site Plan No. 2006-0008 is approved subject to the conditions as developed. The conditions given herein are for the entire development. The Developer and or successor in interest shall relay all Conditions of Approval for this Site Plan to all subsequent purchasers of individual lots if applicable and/or to subsequent purchasers of this entire development.
2. Approval of this project does not exempt the project from compliance with all applicable sections of the Zoning Ordinance, Engineering and Public Works Improvement Standards and other City Ordinances or the payment of any fees.

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3. Except as modified in this document, the Mitigation Measures and Monitoring Program set forth in the Final Environmental Impact Report are incorporated into this project as conditions of approval. All Mitigation Measures shall be complied with in the time frame set forth by those Mitigation Measures in accordance with Section 21080 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations (the CEQA Guidelines).
4. Site Plan No. 2006-0008 shall be valid for two (2) years from the date of approval, unless extended in accordance with the Selma Municipal Code.
5. The Developer or successor in interest shall obtain City approval in advance for temporary and permanent signs through a Master Signage Plan in a separate sign review consistent with the development criteria of the Selma Municipal Code Sign Ordinance. Signs require the submittal of a sign application, fees and approval by the Community Development Department prior to installation.
6. On- and off-site Landscape and Irrigation plans prepared by a landscape designer or a licensed Landscape Architect must be submitted and approved by the Public Works/Community Development Department prior to building permits being issued.
7. The Site Plan shall show all landscape frontages along streets adjacent to the subject site. The Developer or successor in interest shall provide two sets of weather proof irrigation cage protective covers. Design and material will be approved by the Public Works Director.
8. The Site Plan shall include a "Right to Farm" covenant statement acknowledged by separate recorded instrument to ensure that normal farming operations may continue on-adjacent and nearby agricultural uses and properties.
9. The Developer or successor in interest shall submit to the City Engineer a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements (the 'Improvement Plans'). The Improvement Plans shall be prepared by a California 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, such as medians and stamped concrete, etc. City of Selma plan check and inspection fees shall be paid with the first submittal of said Improvement Plans. All Improvement Plans shall be approved by the City and all other involved agencies prior to the release of any development permits.
10. 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.
11. The Developer or successor in interest shall provide a dedicated utility easement along all frontages of all lots as approved by the City Engineer and the public utilities companies.
12. The Developer or successor in interest shall comply with the requirements of the Pacific Gas and Electric Company (PG&E). The City shall not accept first submittals without proof that the Developer has paid the appropriate PG&E City Engineering fees and provided PG&E

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with a set of plans showing proposed electrical vaults and proposed sidewalk and curb grades adjacent to the vaults. All PG&E vaults in which lids can not be sloped to match the proposed finished grading shall be located in sidewalk areas with pedestrian lids so the lid slope matches sidewalk cross slope.

13. No above-ground transformer is permitted on the required sidewalk within the public right-of-way. The Developer or successor in interest shall utilize screening techniques recommended pursuant to PG&E design descriptions or additional architectural features as determined by the Community Development Department and approved by the City Engineer.
14. All existing overhead and new utility facilities located on-site, or within the street rights-of-way adjacent to this site shall be undergrounded, as approved by PG&E and other affected utilities.
15. Entry treatment to the Development shall be aesthetically enhanced and include such amenities as monument signs, decorative street lights, and unique street enhanced paving treatment at the primary entrances on both Floral and De Wolf Avenues.
16. The Developer or successor in interest shall install traffic and road signs in conformance with the approved traffic signage plan prepared by a traffic engineer and approved by the City Engineer.
17. The Developer or successor in interest is responsible to connect to and pay all the necessary fees for implementation of the City of Selma Storm Drain Master Plan, including conveyance pipeline and stormwater detention basins.
18. The Subdivider or successor in interest shall provide a copy of their Storm Water Pollution Prevention Plan for review by the City Engineer and Public Works Director.
19. Monuments shall be set as required by City Standards and shall be shown on the Final Map.
20. The Developer or successor in interest shall install all major street monumentation and section corner monumentation within the limits of the project work in accordance with City Standards prior to final acceptance of the project. Monumentation at the street center line intersections shall conform to City Standards Drawing No. 0-21. Any existing section corner or property corner monuments damaged by this development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Within five days after the final setting of all monuments has been completed the civil engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the civil engineer or surveyor for setting the final monuments, the applicant shall present to the City Engineer evidence of the payment and receipt thereof by the civil engineer or surveyor.
21. After all improvements have been constructed and accepted by the City, the Developer or successor in interest shall submit to the City Engineer, one blue line copy of the approved set of

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construction plans revised to reflect all field revisions and marked "AS-BUILT" for review and approval.

22. Upon approval of the "AS-BUILTS" by the City, the Developer or successor in interest shall provide (1) reproducible and (1) copy of the "AS-BUILTS" to the City, and one (1) copy on diskette, CD or similar digital storage media in pdf or tif format.
23. The Developer or successor in interest shall provide the City with original improvement plans and Auto CAD files of the Final Map, improvement plans, and all drawings prepared on Auto CAD.

Building Division

24. The Developer or successor in interest shall provide all necessary construction and building plans for review and approval by the Building Official. All required building permits and inspections shall be obtained prior to the issuance of a Certificate of Occupancy and commencement of operations.
25. Existing buildings, currently on site, shall be demolished in accordance with procedures for demolition administered by the Building Division of the Selma Community Development Department. Permits required by other agencies, such as the San Joaquin Valley Unified Air Pollution Control District, shall be secured.
26. The Developer or successor in interest shall comply with the most currently adopted version of all California Uniform Codes and regulations as required.

Fire Department

27. A water source capable of supplying the required fire flow, either temporary or permanent, shall be made available as soon as combustible material accumulates at the site.
28. Fire hydrants and water supply systems of California Water Company shall be provided in accordance with the specifications of and at locations designated by the Selma Fire Chief. All fire hydrants and mains are to meet City standards, specifications and be capable of flowing a minimum of 1,250 gpm at 20 psi.
29. All weather access shall be provided to all areas of the development during construction to a minimum of twenty five (25) feet in width, and shall have an unobstructed vertical clearance of at least thirteen feet, six inches (13'6"), and shall be capable of supporting the imposed load of fire apparatus weighing at least 20,000 pounds.
30. When a job shack or mobile office is provided, there shall be at least one (1) portable fire extinguisher with a minimum UL classification of 4A-608:C available at that location.
31. The Developer or successor in interest shall comply with all applicable requirements of the most recent Uniform Fire Codes and local fire ordinances.

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Selma Unified School District

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

Selma-Kingsburg-Fowler County Sanitation District (S-K-F)

33. The Developer or successor in interest shall connect to S-K-F and comply with all applicable regulations, requirements, standards and specifications of the District.
34. The Developer or successor in interest is responsible for arranging a pre-design meeting with District staff and the City of Selma in order to review the sewer improvements required to serve this project's needs.

California Water Service Company (Cal Water)

35. The Developer or successor in interest shall connect to Cal Water and comply with all regulations, standards and specifications of Cal Water.
36. The Developer or successor interest shall submit improvement plans to Cal Water stamped with the appropriate fire flow requirements of the Selma Fire Department. Once improvement plans are received, Cal Water will design the water system to meet the required fire flows needs.
37. California Water Service Company will extend its mains to serve this development in accordance with the main extension rules of the Public Utilities Commission of the State of California. If and when the Developer or the successor in interest has entered into an agreement with the Company and has deposited the estimated cost of making the extension, Cal Water will install the necessary water mains and serve the project with water at the rates and in accordance with the rules and regulations of the Commission.

San Joaquin Valley Unified Air Pollution Control District (SJVAPCD)

38. The Developer or successor in interest shall refer to the SJVAPCD suggested rules and mitigation measures to reduce pollutants.

Consolidated Irrigation District (CID)

39. The Developer or successor in interest shall not interfere with the function, operation and maintenance of the structures under the jurisdiction of the Consolidated Irrigation District.
40. The Developer or successor in interest shall replace, relocate, or refit existing irrigation facilities impacted by the development to mitigate the increased risks of damage to those facilities and liability to CID and the City.

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Consolidated Mosquito Abatement District

41. The Developer or successor in interest shall comply with all applicable improvements and upgrades as per the rules and regulations of the Consolidated Mosquito Abatement District.

County of Fresno Human Health System - Environmental Health

42. All existing agricultural wells and irrigation systems must be safely and properly destroyed. The Developer or successor in interest shall obtain approval from the County of Fresno prior to the removal of any wells and irrigation systems. Well-head installations and abandonments shall be performed exclusively by licensed C-57 Specialty Contractors pursuant to the California State Contractor's Licensing Law.
43. All construction equipment must be maintained according to the manufacturers' specifications, and noise generating construction equipment must be equipped with mufflers. Noise-generating construction activities shall be limited to daytime hours.
44. Should any underground storage tank(s) be found on the premises, the Developer or successor in interest shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Community Health, Environmental Health System (559) 445-3271.

California Regional Water Quality Control Board

45. The Developer or successor in interest is required to comply with the State of California Water Resource Control Board requirements specifically related to the National Pollutant Discharge Elimination System permit process.
46. The Developer or successor interest shall contact the Regional Water Quality Board and comply with all requirements prior to the release of any development permits.

Pacific Gas and Electric Company (PG&E)

47. The Developer or successor interest shall coordinate with PG&E in the development of their project plans. Any proposed development plans shall provide for unrestricted utility access and prevent easement encroachments that might impair the safe and reliable maintenance and operation of PG&E's facilities.

California Department of Transportation (Caltrans)

48. The Developer or successor in interest shall enter into a "Traffic Mitigation Agreement" with the California Department of Transportation and pay fair share traffic impact mitigation fees to Caltrans for impacts to State facilities.

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CITY ATTORNEY - Defense and Indemnification Provisions:

49. 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 subdivision of said land covered by this Agreement, 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.
50. The Developer 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 subdivision including but not limited to the street rights of way in said Developer and upon the premises adjacent thereto pursuant to this Agreement, 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 Development, 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.
51. In the event of any claim, action, proceeding or challenge of the City's approval of any development entitlement for the Project, including certification of an Environmental Impact Report, Mitigated Negative Declaration, Determination of Exemption or other environmental analysis required by the California Environmental Quality Act (CEQA), the Developer shall defend and indemnify the City, its officers, agents and employees from and against all expense, including reasonable attorneys fees and/or liability arising out of or with respect to any such claim, action, proceeding or challenge. The City shall have the right to designate counsel of its choice to defend any such action, proceeding, claim or challenge and the Developer shall pay the cost of such expense, including reasonable attorney's fees, as those costs are incurred.

Mitigation Measures from the Environmental Impact Report

4.0 AGRICULTURAL RESOURCES

Mitigation

- 4.1 Future development in the Project area that brings about the conversion of Prime Farmland to non-agricultural uses shall be required to mitigate the loss of such agricultural lands in one or more of the following ways:
- a. The acquisition of conservation easements on agricultural land located elsewhere in Fresno County.

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- b. Participation in a "Mitigation Fee" program to offset the impacts of development on agricultural land, if such a program has been implemented by the City of Selma.
- c. Contribution of required funds to a non-profit agricultural land trust whose primary purpose is the preservation of agricultural land, either within the County or statewide. Emphasis shall be placed on preserving agricultural land within the region.
- d. Contribution of required funds to a nonprofit agricultural land trust whose primary purpose is the preservation of agricultural land, if such an organization has been formed at the time development is proposed.
- e. Implementation of appropriate and feasible mitigation recommended in the Farmland Conservation Program administered by Council of Fresno County Governments (COG).

Participation in any other conservation program acceptable to the City of Selma including, but not limited to, transferable development credits, and transfer of development rights.

- 4.2 Development on the Project site shall provide a minimum 100-foot buffer/transition area measured from the edge of an adjacent agricultural area. Where new development is separated from agricultural uses by an existing or planned roadway, the roadway may be located within the 100-foot buffer/transitions area.
- 4.3 All new development within the City shall provide a right-to-farm deed restriction recognizing the right to farm on adjacent agricultural properties.
- 4.4 Mitigation measure 4.1 shall apply.

5.0 **AIR QUALITY**

Mitigation

The following energy conservation measures shall be incorporated into Project building plans unless the applicant provides evidence that incorporation of a specific measure is infeasible:

- 5.1 All construction shall exceed the California Title 24 Energy Code for all relevant applications by 10% for the hotel construction and by 5% for all commercial and industrial construction.
- 5.2 Passive solar cooling/heating design elements shall be included in building designs where feasible. Design elements that maximize the use of natural lighting shall be utilized where feasible.

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- 5.3 Energy efficient technical and design features in new construction shall be required. New development must include provisions for the installation of energy efficient appliances and lighting.
- 5.4 Installation of low nitrogen oxide emitting and/or high efficiency water heaters shall be required in new construction. Use of solar or low-emission water heaters (beyond Rule 4902) is recommended.
- 5.5 To reduce daily ROG, NOX and PM10 emissions during winter days from combined Project sources, only advanced combustion or natural gas fireplaces shall be allowed. The developer is encouraged to install LPG fireplaces, pellet stoves or EPA-Certified wood-burning fireplaces or stoves. (Note: EPA-Certified fireplaces and fireplace inserts are 75 percent effective in reducing emissions from this source, while natural-gas/LPG fireplaces are nearly 100 percent effective in reducing emissions and have virtually no potential for odor or nuisance.)

The primary construction contractor should prepare and submit a dust control plan to the SJVAPCD that incorporates all the provisions of Regulation VIII and the following additional measures:

- 5.6 The proposed Project shall comply with all applicable Regulations and Rules established by the San Joaquin Valley Air Pollution Control District, including, but not limited to: Regulation IV: Prohibitions; Rule 4901: Wood Burning Fireplaces and Wood Burning Heaters; Regulation IV: Prohibitions; Rule 4902: Residential Water Heaters; and Regulation VIII: Fugitive PM₁₀ Prohibitions; as well as the Indirect Source Review (ISR) (Rule 9510) and the Administrative ISR Fee Rule (Rule 3180).
- 5.7 All material excavated, graded or otherwise disturbed shall be sufficiently watered to prevent fugitive dust emissions. Watering shall occur at least twice daily with complete coverage, preferably in the morning and after work is done for the day, or as necessary. The developer shall be responsible for watering in the event of high winds or watering needs after normal working hours.
- 5.8 Water trucks or sprinkler systems shall be used during construction to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. The frequency of watering shall be increased when wind speeds exceed 15 miles per hour if soils are not completely wet. If wind speeds increase to the point that the dust control measures cannot prevent dust from leaving the site, construction activities shall be suspended.
- 5.9 A person or persons shall be designated by the contractor or builder to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Such monitoring responsibilities shall include holiday and weekend periods when work may

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not be in progress. The contractor shall provide the name and telephone number of such person to the SJVAPCD and the City Building Official prior to commencement of construction activities.

- 5.10 All disturbed areas on the site, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.
- 5.11 All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water at least 3 times daily or chemical stabilizer/suppressant.
- 5.12 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. Use of blower devices is expressly forbidden. Within urban areas, track out shall be immediately removed when it extends 50 or more feet from the site.
- 5.13 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 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.
- 5.14 On-site vehicles shall be limited to a speed (15 mph) that does not generate fugitive dust on unpaved roads. Land clearing, grading, earthmoving or excavation activities shall be suspended when winds exceed 20 miles per hour.
- 5.15 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.
- 5.16 The developer shall coordinate with the local transit operator to explore the feasibility of extending transit service to the Project site.
- 5.17 The development shall contract with construction firms that can demonstrate that construction fleets can meet the emissions reduction requirements set by District Rule 9510 (20% reduction of NOx emissions and 45% reduction of PM10 emissions).

Recommended air quality mitigation measures (see above) are designed to control and/or reduce emission from mobile and stationary sources and consequently help to

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minimize GHG emissions. In addition the following mitigation measures are recommended to further reduce GHG emissions:

- 5.18 The Project shall incorporate the following energy conservation measures into Project building plans unless applicants prove that incorporation of a specific measure is infeasible:
- Meet or exceed the California Title 24 Energy Code for all relevant applications, including energy efficient appliances and lighting
 - Install heat transfer modules in all furnaces, to be determined by the City Building Official based on a determination that the costs of installing these elements to furnaces would exceed the cost of the energy that would be saved, or cost 20% above the cost of otherwise available furnace technology
 - Apply light colored, water based paint and roofing materials on all structures
 - If feasible, 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.
 - 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.
 - Construct parking areas with concrete or other non-polluting materials instead of asphalt, to be determined by the City Public Works Director based on a determination that the costs of installing non-asphalt parking surfaces would exceed 20% of the cost of other parking surfaces.
 - Include provisions for the installation of energy efficient appliances and lighting; the condition shall be determined as having been satisfied if the appliances and lighting meet any applicable standards of the California Energy Commission and/or the SJVAPCD (whichever standard has the highest energy efficiency criteria).
 - Utilize landscaping to shade all buildings and parking areas shall be determined as having been satisfied if landscaping plantings satisfy the performance standards for Parking Lot Shading, adopted by the City of Fresno effective February 13, 2006.
- 5.19 Landscape plans shall maximize the use of low-water demand species for ornamental purposes. Project conditions, covenants, and restrictions (CC&Rs) shall include information about drought tolerant plantings and encourage and facilitate use of water-saving species.
- 5.20 The Project shall, where feasible, utilize reclaimed water for all common area exterior landscaping. If not feasible, applicants shall provide documentation as to the efforts made to procure reclaimed water from purveyors.

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Implementation of this measure shall be determined by the City Community Development Director, and shall be based on a determination that the costs of installing reclaimed water would exceed twice the cost of a standard irrigation system.

- 5.21 Indoor water use shall be reduced through re-circulating, point-of-use, or on-demand water heaters, low flow toilets, water saving fixtures, including low flow showerheads. Indoor water-conserving measures shall be implemented prior to certificate of occupancy.
- 5.22 The Project shall minimize GHG emissions. To the extent feasible, the Project shall incorporate transit-oriented activity centers that promote increased walking, bicycling, and use of public transit. The condition shall be determined as having been satisfied through the project's compliance with the SJVAPCD's Indirect Source Review (Rule 9510).

These measures, in addition to measures identified in this chapter may be implemented to avoid or reduce GHG emissions. These measures may be updated, expanded, and refined when applied to specific future projects based on project-specific design and changes in existing conditions, and current local, state, and federal laws.

6.0 BIOLOGICAL RESOURCES

Mitigation

- 6.1 Developers of projects on the Project site shall be required to contract with a qualified biologist to conduct a preconstruction survey approximately 30 days prior to ground disturbing activities in and around the Rockwell Pond recharge basin. The survey protocol will follow the USFWS's (1999) guidelines as denoted in Appendix H of the San Joaquin Kit Fox Survey Report by Halstead and Associates. Also, Standard Recommendation #1-1.3 (Appendix H of the San Joaquin Kit Fox Report) are incorporated into the Project and will be implemented to avoid potential impacts to the kit fox. If kit fox are found during the preconstruction survey, the USFWS shall be consulted and the protective and mitigation measures as noted in Appendix H shall be implemented.
- 6.2 Burrowing Owl was not found on the Project site; to meet CDFG requirements, however, the following avoidance measures are required:
 - Measure 1: If construction activities will occur during the nesting season of February through August, a preconstruction survey shall be conducted by a qualified biologist to determine the existence of Burrowing Owl. The survey shall be conducted within 30 days prior to construction activities. Results of the preconstruction survey shall be prepared in a

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letter given to CDFG for their review and approval prior to any construction activities.

- Measure 2: If nesting sites are found, the CDFG's (1995) guidelines for Burrowing Owl "Staff Report on Burrowing Owl Mitigation" shall be consulted and the Project proponent shall select one of the following measures for implementation by a qualified biologist:
- a. Destroy vacant burrows prior to March 1 and/or after August 31.
 - b. Redesign the Project temporarily or permanently to avoid occupied burrows or nest sites until after the nesting/fledgling season.
 - c. Delay Project construction activities until after the nesting/fledgling season (March 1 through August 31).
 - d. Install artificial burrows in open space areas of the Project site and wait for passive relocation of the Burrowing Owl.
 - e. Active relocation of Burrowing Owl with conditions. The Project proponent shall fund relocation of Burrowing Owl to unoccupied, suitable habitat which is permanently preserved (up to 6.5 acres per nesting pair) in the open space on the Project site or off-site at a recognized Burrowing Owl mitigation bank.

6.3 Nesting Birds (including raptors).

- Measure 1: If construction activities will occur during the nesting season of February through August, including tree nest removal, a preconstruction survey shall be conducted by a qualified biologist for nesting birds (which includes migratory birds covered under the Migratory Bird Treaty Act) on the Project site. Also, adjacent lands will be surveyed with emphasis on large trees which have the potential for nesting raptors. Results of the preconstruction survey shall be prepared in a letter and given to the CDFG for their review and approval prior to any construction activities.

- Measure 2: If any active nests are observed, the nests shall be designated as an Environmentally Sensitive Area and protected (while occupied) during construction activities. The CDFG shall be contacted, consulted, and avoidance measures, specific to each incident, shall be developed in cooperation with the Project proponent, and a qualified biologist. No birds or their nests (including migratory birds covered under the Migratory Bird Treaty Act) will be impacted and no take will occur.

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7.0 CULTURAL RESOURCES

Mitigation:

- 7.1 In the event any as yet undetected historical resources are encountered in the Project area at a future time, the City of Selma will comply with the requirements of all local, state and federal regulations that protect important historical resources, and notify the Fresno County Planning Department to determine the nature and extent of such resources and the appropriate measures to mitigate potential adverse impacts.
- 7.2 All structures 50 years of age or greater shall be surveyed prior to development by a certified cultural specialist for potential inclusion on the Local Register of Historic Places. If found to be eligible, the developer shall preserve the structure in place or, in cooperation with the City of Selma, move the structure to a suitable location.
- 7.3 In the event any as yet undetected archaeological or paleontological resources are encountered in the Project area at a future time, the City of Selma will comply with the requirements of all local, state and federal regulations that protect important historical resources.
- 7.4 The following measures shall be implemented for cultural resources discovered during project implementation activities:
 - a. In the event that important archaeological or paleontological resources are encountered during Project construction, all earth-moving activity in the specific construction area shall cease until the applicant retains the services of a qualified archaeologist or paleontologist. The archaeologist or paleontologist shall examine the findings, assess their significance, and offer recommendations for procedures deemed appropriate to either further investigate or mitigate adverse impacts on those important archaeological or paleontological resources that have been encountered. No additional work shall take place within the immediate vicinity of the find until the identified appropriate actions have been completed. Project personnel shall not collect or retain artifacts found at the site.
 - b. If human remains are found during any Project construction on the Project site, all work shall stop in the vicinity of the find and the Fresno County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission. The Native American Heritage Commission shall notify the person considered to be the most likely descendant. The most likely descendant will work with the Project applicant to develop a program for the re-interment of the human remains and any associated artifacts.

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8.0 GEOLOGY, SOILS, AND MINERALS

Mitigation

- 8.1 Developers shall prepare a grading plan for all proposed development in the Project area that is in compliance with City of Selma construction standards and the International Building Code.

9.0 HAZARDS AND HAZARDOUS MATERIALS

Mitigation

- 9.1 The Project owner shall provide a General Nuisance/Aviation Easement and Agreement, for the benefit of the City of Selma and the operations of the Selma Aerodrome, to include restrictions consistent with the requirements of the Fresno County Airports Land Use Policy Plan, including the following items:
- a. Enforce conditions related to relevant airspace protection criteria within that portion of the Project that is within the Traffic Pattern, Horizontal Surface Zones and Safety Zone III environs, as stated in the Fresno County Airports Land Use Policy Plan, including restrictions in the relevant portions of the property to address relevant standards of the Fresno County Airports Land Use Policy Plan, affecting the following:
 - 1. Limit all structures to the 75-foot maximum height.
 - 2. Limit all structures and trees to comply with Part 77, Subpart C of the Federal Aviation Regulations ("FAR") for any exceptions to the 75-foot height limitation considered by the City Planning Commission.
 - 3. Allow ongoing ingress and egress for the purpose of removing, marking or lighting objects, including trees, which may penetrate any surface as described under FAR Part 77.
 - b. That structures and uses shall not create dust, smoke, steam, distracting sources of light, electrical interference or attract birds.
 - c. That prior to approval of a site plan for Phase II of the Project, the Project owner shall file a FAA Form 7460-a, Notice of Proposed Construction or Alteration, to ensure compliance with Part 77 of the Federal Aviation Regulations.

- 9.2 The City shall require a "buyer notification statement" as a requirement for the transfer of title of any property location with the Project site. The statement shall indicate that the buyer is aware of the proximity of an airport, the characteristics of the airport's current and projected activity, and the likelihood of aircraft over flights of the affected property.

10.0 HYDROLOGY

Mitigation

- 10.1 Phases 1 and 2 of the proposed commercial development south of Rockwell Pond shall mitigate potential impacts of groundwater overdraft and recharge by one of the following methods:
- a. Payment by the developer of an annual assessment to the Consolidated Irrigation District Of \$130/acre foot of additional consumptive use for the 94-acre project (estimated at \$18,460 annually).
 - b. Fund and develop recharge enhancement Project 11 as described in the Engineer's Report (July 2007). The developer shall take the lead in contracting the improvements on a schedule satisfactory to the Consolidated Irrigation District.
 - c. Fund and develop recharge enhancement Project 12 as described in the Engineer's Report (July 2007). The developer shall take the lead in contracting the improvements on a schedule satisfactory to the Consolidated Irrigation District.
- 10.2 Developers in the Project area shall be required to comply with all local, state and Federal regulations with regards to surface water runoff from construction sites, surface water runoff from new urban development, erosion control, and the protection of domestic water quality. The City of Selma shall require Best Management Practices in construction contracts, consistent with NPDES General Construction Activity Storm Water Permit requirements.
- 10.3 Developers in the Project area shall be responsible for required improvements to the surface water runoff facilities required to serve proposed project. Capital costs for design and construction of drainage facilities are the responsibility of the developer. If a project is required to construct non-project improvements as part of the drainage plan, related costs will be reimbursed as other development occurs in the area under an agreement with the City of Selma.
- 10.4 Development south of Rockwell Pond shall discharge all storm water into on-site basins designed to accommodate up to 44.6 acre feet of runoff (26.6 acre feet for Phase 1 and 18.0 acre feet for Phase 2). Basins shall be designed so

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as not to discharge into facilities of the Consolidated Irrigation District, including but not limited to Rockwell Pond.

- 10.5 All improvements to facilities of the Consolidated Irrigation District shall be developed in conformance with the District's Standard Details and Development Standards.
- 10.6 Fencing of the Rockwell Pond area shall be consistent with fencing criteria acceptable to the Consolidated Irrigation District.
- 10.7 Basins should be constructed and/or managed so that water depths are maintained to a minimum of four feet in order to preclude invasive emergent vegetation such as cattails.
- 10.8 If water levels are subject to fluctuation during the summer mosquito breeding season, basins should be constructed with a low-flow/sump area. To prevent the growth of vegetation, the sump area should be excavated to a minimum depth of four feet below the pond floor. The basin floor should also be graded or sloped so as the standing water recedes, it will drain into the sump area.
- 10.9 Access for the Consolidated Mosquito Abatement District must be provided. A free and unencumbered access roadway around the entire basin perimeter for pond maintenance and mosquito abatement activities is essential.
- 10.10 Basin edges should be well maintained free of excess vegetation that promotes mosquito breeding and hinders District control efforts.

11.0 LAND USE AND PLANNING

Mitigation

- 11.1 Prior to annexation and development, the Selma City Council shall approve a General Plan Amendment (GPA) to change the present land use designation adopted in the Selma General Plan and the Northwest Specific Plan to Regional Commercial.

12.0 NOISE

Mitigation

- 12.1 The Project owner shall provide a General Nuisance/Aviation Easement and Agreement, for the benefit of the City of Selma and the operations of the Selma Aerodrome, to include restrictions consistent with the requirements of the Fresno County Airports Land Use Policy Plan, including the following items:

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- a. Enforce conditions related to relevant airspace protection criteria within that portion of the Project that is within the Traffic Pattern, Horizontal Surface Zones and Safety Zone III environs, as stated in the Fresno County Airports Land Use Policy Plan, including restrictions in the relevant portions of the property to address relevant standards of the Fresno County Airports Land Use Policy Plan, affecting the following:
 1. Limit all structures to the 75-foot maximum height.
 2. Limit all structures and trees to comply with Part 77, Subpart C of the Federal Aviation Regulations ("FAR") for any exceptions to the 75-foot height limitation considered by the City Planning Commission.
 3. Allow ongoing ingress and egress for the purpose of removing, marking or lighting objects, including trees, which may penetrate any surface as described under FAR Part 77.
 - b. That structures and uses shall not create dust, smoke, steam, distracting sources of light, electrical interference or attract birds.
 - c. That prior to approval of a site plan for Phase II of the Project, the Project owner shall file a FAA Form 7460-a, Notice of Proposed Construction or Alteration, to ensure compliance with Part 77 of the Federal Aviation Regulations.
- 12.2 The City shall require a "buyer notification statement" as a requirement for the transfer of title of any property location with the Project site. The statement shall indicate that the buyer is aware of the proximity of an airport, the characteristics of the airport's current and projected activity, and the likelihood of aircraft over flights of the affected property.

14.0 PUBLIC SERVICES, RECREATION, AND UTILITIES/SERVICE SYSTEMS

14.3.1 Fire Protection

Mitigation

- 14.1 The developer shall pay Public Facilities Impact Fees for proposed developments as established by the City of Selma in accordance with the requirements of State law.
- 14.2 All development in the Project area shall comply with applicable, current requirements under the International Building Code, Uniform Fire Codes, and City Standards.

14.4.1 Law Enforcement

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Mitigation

- 14.3 Developers shall pay Public Facilities Impact Fees for proposed developments established by the City in accordance with the requirements of State law.
- 14.4 The mitigation required for opening day traffic requirements detailed on page 15-43 - 44 of the DEIR (under Year 2010 with Project Phase 1 Conditions) shall be implemented.
- 14.5 To reduce potential service calls to the Project area, the City of Selma Police Department shall be consulted during site planning and design to ensure that adequate provisions for crime prevention are incorporated into the Project design.

14.5.1 Schools

Mitigation

- 14.6 Prior to the issuance of building permits, the applicant shall be responsible for the payment of school facility impact fees as adopted by the Selma Unified School District.

14.7.1 Sewer Service

Mitigation

- 14.7 The developer shall pay Public Facilities Impact Fees as established by the City in accordance with City land development policies.
- 14.8 The developer shall pay sewer connection fees at the building permit stage in order to defray the City's investment in trunk lines, pumps, force mains, and the assessment district.
- 14.9 The developer shall be required to contribute to the extension of necessary infrastructure to the Project site at developer's expense. Near term development projects in the Project area that are required to fund specific improvements beyond the Project's anticipated usage shall be reimbursed by subsequent development proponents that will fund their anticipated share and monies will be returned to the original development proponents who funded the initial improvements.
- 14.10 For each phase of the Project, a determination shall be required by SKF that there is sufficient capacity in the wastewater treatment plant to serve the proposed development.

14.8.1 Storm Drainage

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Please see Section 10.0, Hydrology, for analysis of storm water drainage and mitigation.

14.9.1 Water Service

Mitigation

- 14.11 Developers in the Project area shall be responsible for required improvements to the domestic water system necessary to serve proposed projects. Capital costs for design and construction of the water distribution system, new wells and pumps, transmission lines, storage facilities, distribution system, SCADA, meters, storage and booster pump stations, and so on are the responsibility of the developer, who may also be responsible for water supply facility fees assessed by Cal Water in accordance with applicable CPUC rate regulations to cover costs associated with development of new wells in accordance with California Public Utility Commission (CPUC) rules. Developers in the Project area shall be required to prepare a water piping plan for review and approval by Cal Water.

14.11.1 Electricity and Natural Gas

Mitigation

- 14.12 The developer shall work closely with PG&E to ensure that development of electrical and natural gas infrastructure is located and provided concurrently with roadway construction and in accordance with PUC regulations. The developer shall grant all necessary easements for installation of electrical and natural gas facilities, including utility easements along future on-site service roads.

- 14.13 Implement mitigation measure 5.18 set forth in Section 5.0 of EIR.

15.0 TRAFFIC

Mitigation

Existing Plus Project Phase 1 Conditions

In order to mitigate the impacts at the intersection of Rockwell Pond Site Access and Floral Avenue, the intersection will require signalization with the following lane configurations:

- Eastbound: one left-turn lane and one through lane;
- Westbound: one through lane with a shared right turn;
- Northbound: does not exist; and
- Southbound: one left-turn lane and one right-turn lane.

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Existing Plus Project Phases 1 and 2 Conditions

In order to mitigate the impacts at the intersection of Rockwell Pond Site Access and Floral Avenue, the intersection will require signalization with the following lane configurations:

- Eastbound: one left-turn lane and one through lane;
- Westbound: one through lane and one right-turn lane;
- Northbound: does not exist; and
- Southbound: two left-turn lanes and one right-turn lane.

In order to mitigate the impacts at the intersection of SR 99 Southbound Off Ramp and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: three through lanes and one right-turn lane;
- Westbound: one left-turn lane and two through lanes;
- Northbound: one right-turn lane; and
- Southbound: one left-turn lane, one shared left-turn/through lane, and two right-turn lanes.

In order to mitigate the impacts at the intersection of Highland Avenue and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: two left-turn lanes, three through lanes, and one right-turn lane;
- Westbound: two left-turn lanes, two through lanes, and one right-turn lane;
- Northbound: two left-turn lanes, two through lanes, and one right-turn lane; and
- Southbound: one left-turn lane, two through lanes, and two right-turn lanes.

In order to mitigate the impacts at the intersection of Whitson Street and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: one left-turn lane, two through lanes, and one right-turn lane;
- Westbound: one left-turn lane and two through lanes, and one right turn;
- Northbound: two left-turn lanes, two through lanes, and one right-turn lane; and
- Southbound: one left-turn lane and two through lanes with a shared right turn.

In order to mitigate the impacts at the intersection of McCall Avenue and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: one left-turn lane and two through lanes with a shared right turn;
- Westbound: one left-turn lane and two through lanes with a shared right turn;
- Northbound: one left-turn lane and two through lanes with a shared right turn; and
- Southbound: one left-turn lane, one through lane, and one right-turn lane.

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Year 2010 With Project Phase I Conditions

In order to mitigate the impacts at the intersection of Rockwell Pond Site Access and Floral Avenue, the intersection will require signalization with the following lane configurations:

- Eastbound: one left-turn lane and one through lane;
- Westbound: one through lane and one right-turn lane;
- Northbound: does not exist; and
- Southbound: one left-turn lane and one right-turn lane.

In order to mitigate the impacts at the intersection of SR 99 Southbound Off Ramp and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: three through lanes and one right-turn lane;
- Westbound: one left-turn lane and two through lanes;
- Northbound: one right-turn lane; and
- Southbound: one left-turn lane, one shared left-turn/through lane, and two right-turn lanes.

In order to mitigate the impacts at the intersection of Highland Avenue and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: two left-turn lanes, three through lanes, and one right-turn lane;
- Westbound: two left-turn lanes, two through lanes, and one right-turn lane;
- Northbound: two left-turn lanes, two through lanes, and one right-turn lane; and
- Southbound: one left-turn lane, two through lanes, and two right-turn lanes.

It should be noted that the intersection of Highland Avenue and Floral Avenue will operate at LOS D with this configuration. Further mitigations are not considered to be feasible in the year 2010 condition since widening of the freeway bridge would be required. Since most urban areas in central California, most notably the City of Fresno and City of Clovis, accept level of service D, and since the forthcoming Selma General Plan Update includes adoption of level of service D as the City's significance criteria, it is recommended that this condition be considered acceptable, although the impacts would be considered significant and unavoidable.

The Floral Avenue / Highland Avenue / SR 99 interchange was studied in an interchange analysis report dated July 16, 2008 by Peters Engineering Group. The feasibility of the improvements described herein was investigated in the analysis and were deemed to be generally feasible subject to issuance of certain design exceptions and the approval of plans by Caltrans.

In order to mitigate the impacts at the intersection of SR 99 Northbound Off Ramp and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: three through lanes;
- Westbound: two through lanes;
- Northbound: one left-turn lane and one right-turn lane; and
- Southbound: does not exist.

In order to mitigate the impacts at the intersection of Whitson Street and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: one left-turn lane, two through lanes, and one right-turn lane;
- Westbound: one left-turn lane and two through lanes, and one right turn;
- Northbound: two left-turn lanes, two through lanes, and one right-turn lane; and
- Southbound: one left-turn lane and two through lanes with a shared right turn.

In order to mitigate the impacts at the intersection of McCall Avenue and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: one left-turn lane and two through lanes with a shared right turn;
- Westbound: one left-turn lane and two through lanes with a shared right turn;
- Northbound: one left-turn lane and two through lanes with a shared right turn; and
- Southbound: one left-turn lane, one through lane, and one right-turn lane.

In order to mitigate the impacts at the intersection of Golden State Boulevard and Highland Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: one left-turn lane, two through lanes, and one right-turn lane;
- Westbound: one left-turn lane, two through lanes, and one right-turn lane;
- Northbound: one left-turn lane and two through lanes with a shared right turn; and
- Southbound: one shared left-turn/through lane, one through lane, and one right-turn lane.

In order to mitigate the impacts at the intersection of Highland Avenue and the SR 99 southbound ramps, the intersection will require widening to the following lane configurations:

- Eastbound: two right-turn lanes;
- Westbound: does not exist;
- Northbound: two through lanes and one right-turn lane; and
- Southbound: two left-turn lanes and two through lanes.

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Year 2015 With Project Phases 1 and 2 Conditions

In order to mitigate the impacts at the intersection of DeWolf and Floral Avenues, the intersection can remain controlled by stop signs on DeWolf Avenue but will require the following lane configurations:

- Eastbound: one left-turn lane and two through lanes with a shared right turn;
- Westbound: one left-turn lane and two through lanes with a shared right turn;
- Northbound: one left-turn lane and one through lane with a shared right turn; and
- Southbound: one left-turn lane and one through lane with a shared right turn.

In order to mitigate the impacts at the intersection of Rockwell Pond Site Access and Floral Avenue, the intersection will require signalization with the following lane configurations:

- Eastbound: one left-turn lane and two through lanes;
- Westbound: two through lanes and one right-turn lane;
- Northbound: does not exist; and
- Southbound: two left-turn lanes and one right-turn lane.

In order to mitigate the impacts at the intersection of SR 99 Southbound Off Ramp / Floral Avenue and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: four through lanes and one right-turn lane;
- Westbound: two left-turn lanes and three through lanes;
- Northbound: one right-turn lane; and
- Southbound: one left-turn lane, one shared left-turn/through lane, and two right-turn lanes.

In order to mitigate the impacts at the intersection of Highland Avenue and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: two left-turn lanes, four through lanes, and two right-turn lanes;
- Westbound: two left-turn lanes, four through lanes, and one right-turn lane;
- Northbound: two left-turn lanes, two through lanes, and one right-turn lane; and
- Southbound: two left-turn lanes, two through lanes, and two right-turn lanes.

In order to mitigate the impacts at the intersection of SR 99 Northbound Off Ramp and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: three through lanes;
- Westbound: three through lanes;
- Northbound: two left-turn lanes and one right-turn lane; and
- Southbound: does not exist.

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In order to mitigate the impacts at the intersection of Whitson Street and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: one left-turn lane, three through lanes, and one right-turn lane;
- Westbound: one left-turn lane and three through lanes with a shared right turn;
- Northbound: two left-turn lanes, two through lanes, and one right-turn lane; and
- Southbound: two left-turn lanes and two through lanes with a shared right turn.

In order to mitigate the impacts at the intersection of McCall Avenue and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: two left-turn lanes, two through lanes, and one right-turn lane;
- Westbound: one left-turn lane and two through lanes with a shared right turn;
- Northbound: one left-turn lane and two through lanes with a shared right turn; and
- Southbound: one left-turn lane, two through lanes, and one right-turn lane.

In order to mitigate the impacts at the intersection of Golden State Boulevard and Highland Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: one left-turn lane, two through lanes, and one right-turn lane;
- Westbound: one left-turn lane, two through lanes, and one right-turn lane;
- Northbound: one left-turn lane and two through lanes with a shared right turn; and
- Southbound: one shared left-turn/through lane, one through lane, and one right-turn lane.

In order to mitigate the impacts at the intersection of Highland Avenue and the SR 99 southbound ramps, the intersection will require widening to the following lane configurations:

- Eastbound: two right-turn lanes;
- Westbound: does not exist;
- Northbound: two through lanes and one right-turn lane; and
- Southbound: two left-turn lanes and two through lanes.

Cumulative Year 2030 With Project Phases 1 and 2 Conditions

In order to mitigate the impacts at the intersection of DeWolf and Floral Avenues, the intersection should be signalized with the following lane configurations:

- Eastbound: one left-turn lane and two through lanes with a shared right turn;
- Westbound: one left-turn lane and two through lanes with a shared right turn;
- Northbound: one left-turn lane and one through lane with a shared right turn; and
- Southbound: one left-turn lane and one through lane with a shared right turn.

In order to mitigate the impacts at the intersection of Rockwell Pond Site Access and Floral Avenue, the intersection will require signalization with the following lane configurations:

- Eastbound: one left-turn lane and two through lanes;
- Westbound: two through lanes and one right-turn lane;
- Northbound: does not exist; and
- Southbound: two left-turn lanes and one right-turn lane.

In order to mitigate the impacts at the intersection of SR 99 Southbound Off Ramp / Floral Avenue and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: four through lanes and one right-turn lane;
- Westbound: two left-turn lanes and three through lanes;
- Northbound: one right-turn lane; and
- Southbound: one left-turn lane, one shared left-turn/through lane, and two right-turn lanes.

In order to mitigate the impacts at the intersection of Highland Avenue and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: two left-turn lanes, four through lanes, and two right-turn lanes;
- Westbound: two left-turn lanes, four through lanes, and one right-turn lane;
- Northbound: two left-turn lanes, two through lanes, and one right-turn lane; and
- Southbound: two left-turn lanes, two through lanes, and two right-turn lanes.

In order to mitigate the impacts at the intersection of SR 99 Northbound Off Ramp and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: three through lanes;
- Westbound: three through lanes;
- Northbound: two left-turn lanes and one right-turn lane; and
- Southbound: does not exist.

In order to mitigate the impacts at the intersection of Whitson Street and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: two left-turn lanes, three through lanes, and one right-turn lane;
- Westbound: two left-turn lanes and three through lanes with a shared right turn;
- Northbound: two left-turn lanes, two through lanes, and one right-turn lane; and
- Southbound: two left-turn lanes and two through lanes with a shared right turn.

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In order to mitigate the impacts at the intersection of McCall Avenue and Floral Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: two left-turn lanes, two through lanes, and one right-turn lane;
- Westbound: one left-turn lane and two through lanes with a shared right turn;
- Northbound: two left-turn lanes and two through lanes with a shared right turn; and
- Southbound: one left-turn lane, two through lanes, and one right-turn lane.

In order to mitigate the impacts at the intersection of Golden State Boulevard and Highland Avenue, the intersection will require widening to the following lane configurations:

- Eastbound: one left-turn lane, two through lanes, and one right-turn lane;
- Westbound: one left-turn lane, two through lanes, and one right-turn lane;
- Northbound: one left-turn lane and two through lanes with a shared right turn; and
- Southbound: one shared left-turn/through lane, one through lane, and one right-turn lane.

In order to mitigate the impacts at the intersection of Highland Avenue and the SR 99 southbound ramps, the intersection will require widening to the following lane configurations:

- Eastbound: two right-turn lanes;
- Westbound: does not exist;
- Northbound: two through lanes and one right-turn lane; and
- Southbound: two left-turn lanes and two through lanes.

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

1. The above facts are true and correct.
2. The above findings are supported by the record and presentation to the City Council.
3. The City Council approves Submittal No. 2006-0008; Site Plan No. 2006-0008; and Environmental Assessment No. 2006-0008 subject to the Findings for Approval, Conditions of Approval, and Mitigation Measures made part of this Resolution.

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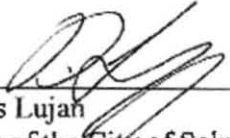
The foregoing Resolution was duly approved on the 1st day of March 2010, by the following vote, to wit:

AYES: 5 COUNCIL MEMBERS: Grey, Rodriguez, Avalos, Derr, Lujan

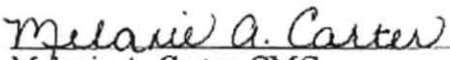
NOES: 0 COUNCIL MEMBERS: None

ABSTAIN: 0 COUNCIL MEMBERS: None

ABSENT: 0 COUNCIL MEMBERS: None


Dennis Lujan
Mayor of the City of Selma

ATTEST:


Melanie A. Carter, CMC
City Clerk

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**ATTACHMENT "2" TO CERTIFICATION OF CITY OF SELMA
BUILDING OFFICIAL REGARDING SATISFACTION OF SECTION 15.04.140
OF FRESNO COUNTY ORDINANCE CODE**

**{00014276.DOC;1} AGREEMENT BETWEEN COUNTY OF FRESNO AND CITY OF
SELMA TO PERMIT LIMITED DEVELOPMENT OF PROPERTY IN
PROCESS OF ANNEXATION TO CITY OF SELMA
[Fresno County Ordinance Code section 15.04.140]**

RESOLUTION NO. 2010-8R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA
CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT
(SCH NO. 2007061098) FOR SUBMITTAL NO. 2006-0008 AND SITE PLAN
NO. 2006-0008 WHICH INCLUDES THE ROCKWELL POND COMMERCIAL
PROJECT AND RELATED IMPROVEMENTS AND ADOPTING A
STATEMENT OF OVERRIDING CONSIDERATIONS**

WHEREAS, on February 1, 2010, at a regular meeting, the Selma City Council considered and conducted a public hearing relating to entitlements for a proposed project filed under Submittal No. 2006-0008 which includes Approval of General Plan Amendment No. 2006-0008, Approval of Specific Plan Amendment No. 2006-0008, Approval of Zone Change (Pre-zoning) No. 2006-008 and Approval of Site Plan No. 2006-008 related to the proposed construction of a commercial center with approximately 973,000 square feet of commercial uses on 94± acres of land north of Floral Avenue between DeWolf Avenue and Highway 99 (APN No. 348-191-06s, 07s, 08, 10s and 11s). The project includes a regional shopping/retail center, stores and shops, a hotel, restaurants, automobile dealership and similar commercial uses on the approximate 94-acre site and related improvements (hereinafter referred to as the "Project"); and

WHEREAS, a final Environmental Impact Report, attached and incorporated by reference as Exhibit 1, for the Project, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code §2100, et seq.), and the State CEQA Guidelines (California Code of Regulations §15000, et seq.); and

WHEREAS, the Final Environmental Impact Report for the Project identified significant or potentially significant environmental impacts described more fully in Exhibit 2 attached and incorporated by reference and with respect to such impacts, the Final Environmental Impact Report identifies measures that mitigate or avoid the significant environmental effects identified by requiring or incorporating into the project specified changes or alterations; and

WHEREAS, the Final Environmental Impact Report also identified unavoidable significant adverse impacts for which there are no feasible alternatives and/or no feasible mitigation measures that will substantially lessen or avoid such impacts, all of which are further described in Exhibit 3 attached and incorporated by reference; and

WHEREAS, the Final Environmental Impact Report identifies changes or alterations that have been required and incorporated into the Project that mitigate or avoid those environmental impacts identified as significant or potentially significant but which can be mitigated (as described in Exhibit 2) and a mitigation monitoring plan (entitled "mitigation monitoring checklist") attached and incorporated by reference as Exhibit 4 has been prepared for the Project in accordance with §21081.6 of the Public Resources Code; and

**ATTACHMENT "3" TO CERTIFICATION OF CITY OF SELMA
BUILDING OFFICIAL REGARDING SATISFACTION OF SECTION 15.04.140
OF FRESNO COUNTY ORDINANCE CODE**

**{00014276.DOC;1}AGREEMENT BETWEEN COUNTY OF FRESNO AND CITY OF
SELMA TO PERMIT LIMITED DEVELOPMENT OF PROPERTY IN
PROCESS OF ANNEXATION TO CITY OF SELMA
[Fresno County Ordinance Code section 15.04.140]**

EXHIBIT "A"
DEWOLF-FLORAL REORGANIZATION
Contains 35.88 Acres, more or less
December 8, 2015

Area to be detached from the Mid Valley Fire Protection District, the Consolidated Irrigation District and the Kings River Conservation District, and Annexed to the City of Selma.

All those portions of the South half of Section 36, Township 15 South, Range 21 East, and the North half of Section 1, Township 16 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, more particularly described as follows:

BEGINNING at a point on the existing line of the Limits of the City of Selma, said point being the Southeast corner of the West quarter of the Southeast quarter of said Section 36, said point being South 89°29'15" East, 1978.33 feet from the Southeast corner of said Section 36;

1) thence leaving said existing line of the City of Selma Limits, South 00°38'43" West, 30.00 feet to a point on a line 30.00 feet South of and parallel with the South line of the Southeast quarter of said Section 36;

2) thence North 89°29'15" West, 659.44 feet along said parallel line to a point on the West line of the Northeast quarter of said Section 1;

3) thence North 00°38'27" East, 2592.58 feet along the West line of the Northeast quarter of said Section 1 and the East line of the Southwest quarter of said Section 36, to a point on the Southwesterly right of way line of State Route 99, according to the map thereof recorded in Book 2 of State Highway Maps at Pages 1 through 21, Fresno County Records;

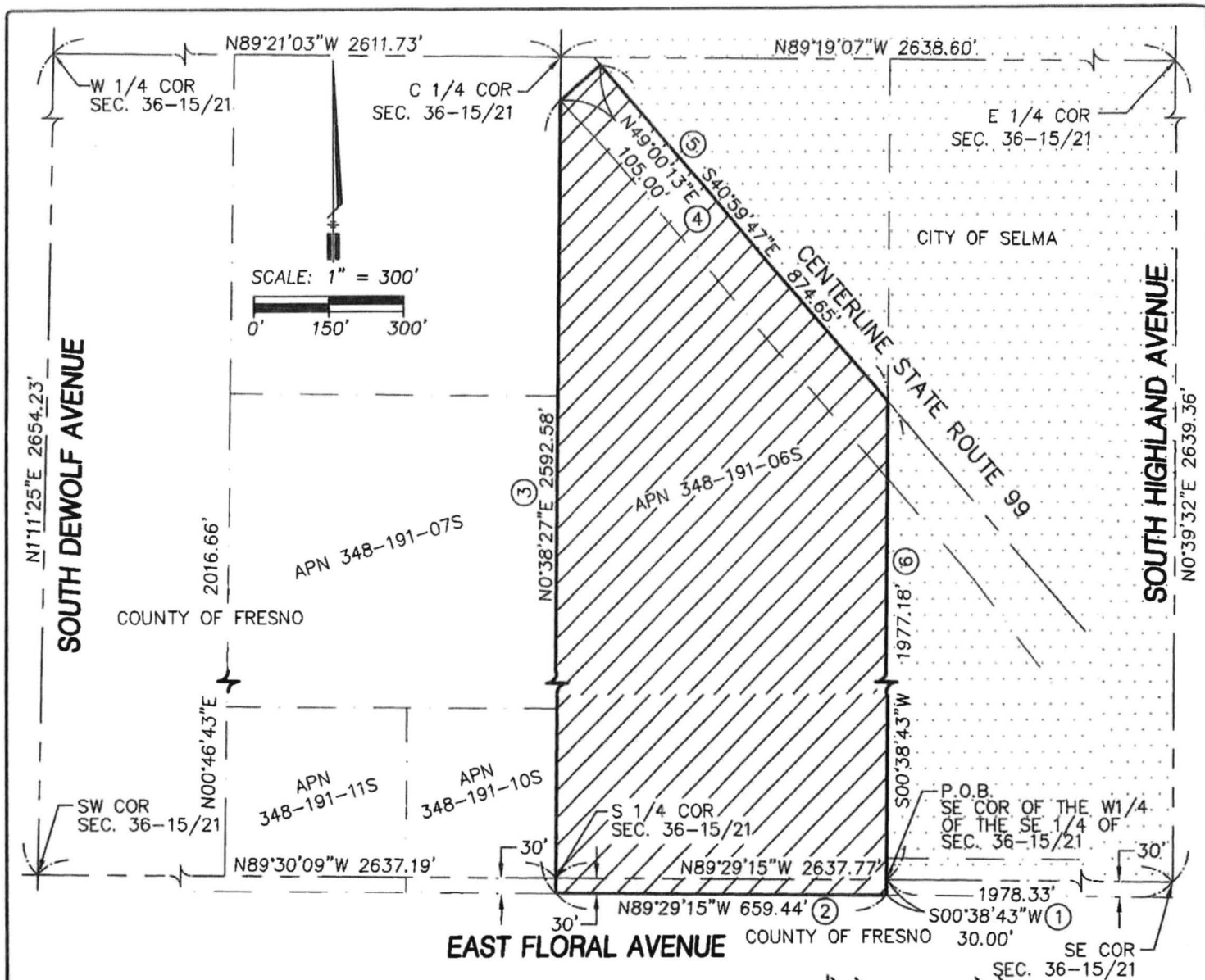
4) thence North 49°00'13" East, 105.00 feet to a point on the existing line of the Limits of the City of Selma, said point being a point on the centerline of said State Route 99;

5) thence continuing along said existing line of the City of Selma Limits, South 40°59'47" East, 874.65 feet along said centerline of State Route 99, to a point on the East line of the West quarter of the Southeast quarter of said Section 36;

6) thence continuing along said existing line of the City of Selma Limits, South 00°38'43" West, 1977.18 feet along said East line to the **POINT OF BEGINNING**.



Handwritten signature and date: H. Jayne 12/08/15



LEGEND

P.O.B. POINT OF BEGINNING

F.C.R. FRESNO COUNTY RECORDS

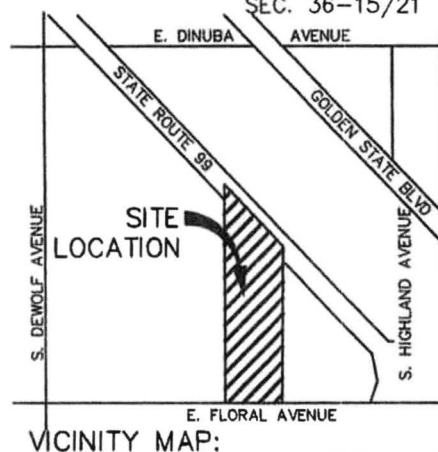
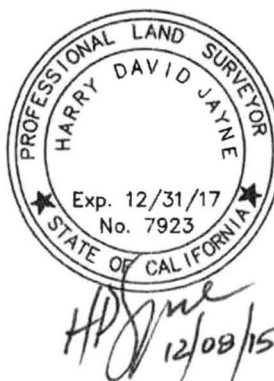


EXISTING CITY LIMITS



AREA TO BE DETACHED FROM THE MID VALLEY FIRE PROTECTION DISTRICT, CONSOLIDATED IRRIGATION DISTRICT & KINGS RIVER CONSERVATION DISTRICT, AND ANNEXED TO THE CITY OF SELMA.

① COURSE CALL OF ANNEXATION LEGAL DESCRIPTION



RES. NO. _____ ADOPTED: _____	Ref. & Rev.	EXHIBIT "B"	
EXHIBIT "B" DEWOLF-FLORAL REORGANIZATION PROPOSED ANNEXATION TO THE CITY OF SELMA		PREPARED BY	FILE NO. _____
		YAMABE & HORN ENGINEERING, INC. 2985 N. BURL AVENUE (559)244-3123	ANNEX. NO. _____
			ACRES 35.88 ±
			COUNCIL DIST. NO. _____
			DRAWN BY JLS
			CHECKED BY HDJ
			DATE 10/10/14

F:\2015\15-117\dwg\Exhibits\Annexation\15-117_ANNEX.dwg

**ATTACHMENT "4" TO CERTIFICATION OF CITY OF SELMA
BUILDING OFFICIAL REGARDING SATISFACTION OF SECTION 15.04.140
OF FRESNO COUNTY ORDINANCE CODE**

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**{00014276.DOC;1} AGREEMENT BETWEEN COUNTY OF FRESNO AND CITY OF
SELMA TO PERMIT LIMITED DEVELOPMENT OF PROPERTY IN
PROCESS OF ANNEXATION TO CITY OF SELMA
[Fresno County Ordinance Code section 15.04.140]**

RESOLUTION NO. 2016-__R

**A RESOLUTION OF THE SELMA CITY COUNCIL
INITIATING DEWOLF-FLORAL-FAHRNEY REORGANIZATION/ANNEXATION
ANNEXATION NO. 2016-0021**

**SELMA GROVE COMMERCIAL PROJECT
(FAHRNEY GROUP)**

WHEREAS, the City of Selma has been requested to process a proposed annexation of unincorporated territory with the short title of Reorganization/Annexation No. 2005-0022 pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code. Said reorganization is proposed to annex territory to the City of Selma and Selma-Kingsburg-Fowler County Sanitation District, and to detach from the Fresno County Fire Protection District, and Kings River Conservation District and Consolidated Irrigation District; and;

WHEREAS, the territory proposed for reorganization/annexation is uninhabited, and on this day contains two (0) registered voters according to information received from the County Elections Office; and

WHEREAS, a map and description of the boundaries of the territory is set forth in Exhibits 'A' and 'B', respectively, and attached hereto and by this reference incorporated herein; and

WHEREAS, the reorganization proposal is made for the purpose of providing for the logical and orderly expansion of the City of Selma. Said expansion will be consistent with the Selma General Plan, which designates the area of the territory to be annexed to the City of Selma for regional commercial purposes; and

WHEREAS, the City of Selma did prepare Environmental Assessment No. 2016-0021 for the project, to include Submittal No. 2016-0021; DeWolf-Floral-Fahrney Reorganization/Annexation (APN 348-191-06s), and Site a Plan. The Initial Study prepared for this project shows no substantial evidence that the project may have a significant effect on the environment. A Mitigated Negative Declaration was adopted by Resolution.

NOW, THEREFORE, BE IT RESOLVED, this Resolution of Application is hereby adopted and approved by the Selma City Council and the Local Agency Formation Commission of Fresno County is hereby requested to undertake proceedings for the reorganization of territory as shown by Exhibit 'A', according to the terms stated above and in the manner provided by Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Proceedings without an election are requested in this matter which has provided 100% consent of all property owners within the project territory.

The foregoing Resolution was duly adopted on the 2nd day of May 2016 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

Attachments: Exhibit 'A' Reorganization Map
Exhibit 'B' Reorganization Legal.

EXHIBIT "A"
DEWOLF-FLORAL REORGANIZATION
Contains 35.88 Acres, more or less
December 8, 2015

Area to be detached from the Mid Valley Fire Protection District, the Consolidated Irrigation District and the Kings River Conservation District, and Annexed to the City of Selma.

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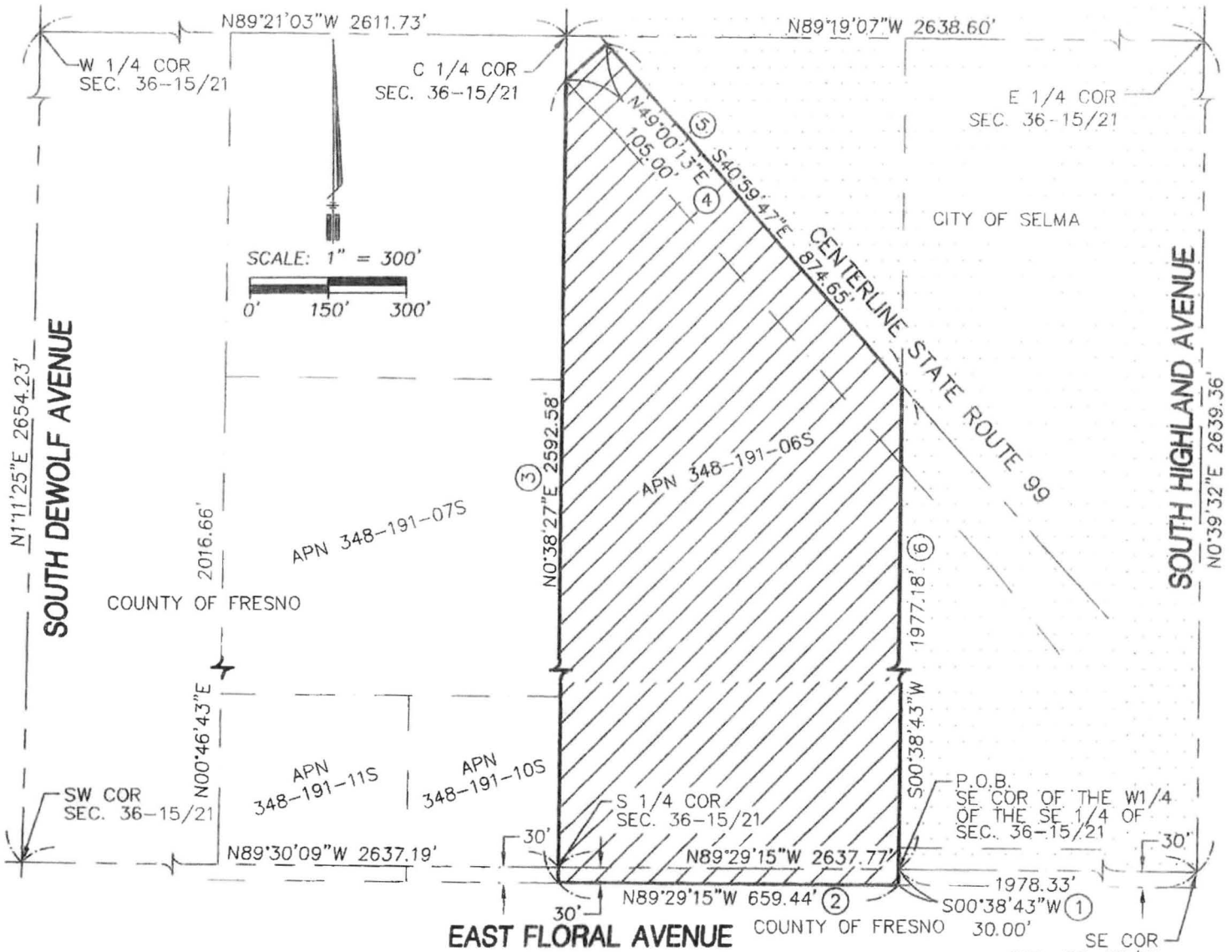
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HD Jayne
12/08/15

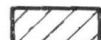


LEGEND

P.O.B. POINT OF BEGINNING

F.C.R. FRESNO COUNTY RECORDS

 EXISTING CITY LIMITS

 AREA TO BE DETACHED FROM THE MID VALLEY FIRE PROTECTION DISTRICT, CONSOLIDATED IRRIGATION DISTRICT & KINGS RIVER CONSERVATION DISTRICT, AND ANNEXED TO THE CITY OF SELMA.

① COURSE CALL OF ANNEXATION LEGAL DESCRIPTION



HPD
12/08/15



VICINITY MAP:

RES. NO. _____ ADOPTED: _____	Ref. & Rev.	EXHIBIT "B"	
EXHIBIT "B" DEWOLF-FLORAL REORGANIZATION PROPOSED ANNEXATION TO THE CITY OF SELMA		PREPARED BY	FILE NO. _____
		YAMABE & HORN ENGINEERING, INC. 2985 N. BURL AVENUE (559)244-3123	ANNEX NO. _____
			ACRES 35.88 ±
			COUNCIL DIST. NO. _____
			DRAWN BY JLS
			CHECKED BY HDJ
			DATE 10/10/14

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Act Descrip	All Parks	Basin	Berry Pk	Brentlinger Pk	City Hall	Corp Yard	Downtown	Home	Industrial Park	Islands	Lincoln Pk	LLMD #1	LLMD #11	LLMD #2	LLMD #3	LLMD #4	LLMD #5	LLMD #6	LLMD #7	LLMD #8	Mark's Pond	Medians	Nebraska Pond	Other	Parking Lots	Peter Ringo	Pioneer Village	Pocket Park	Police Dept	Pump Stations	Salazar	Senior Center	Shafer Park	Sidewalks	Signals	Signs	St Lights	Streets	Grand Total	
Asphalt Work																																						4	4	
Cleaning (outside)	27.5		0.5	6.5	2	2.5	12.5		1	1	1	36	7.5	3	7.5	0.5	0.5			13.5		4.5		1.5	4.5		6.5			0.5	0.5		10	1.5					0.75	152.5
Concrete Work																																							0.75	1.5
Custodial Work				1.5	4.5	2.5																						6			6.5									21
Electrical work																																					0.5		0.5	
Graffiti																																				0.5		1.5	2	
Hauling/Loading				1.5		0.5																		1.5									1.5						2.5	7.5
Mowing/Renovating		0.5	1.5	6.5			1		2	1.5	2.5	4		2		1	0.5	1	0.5	0.5	3	8.5	2			2	3.5	0.5		0.5	1.5		6.5							52.5
Pruning																									4.5															4.5
Repairing					2					15	3.5			2	1.5	4				6							13						8.5		0.5	0.5				56.5
Sick Leave								16.5																																16.5
Spraying										3						2											2													7
Survey										2																														2
Sweeping																																							18.5	18.5
Vacation Leave								10.5																																10.5
Grand Total	27.5	0.5	2	16	8.5	5.5	13.5	27	3	22.5	7	40	7.5	7	9	7.5	1	1	6.5	14	3	13	2	3	9	2	25	0.5	6	1	2	6.5	27.25	1.5	0.5	1	0.5	27.25	357	

LLMD WEEKLY HOURS REPORT

Job Date	llmd1	llmd11	llmd2	llmd3	llmd4	llmd5	llmd6	llmd7	llmd8	Grand Total
3/28/2016	12								13	25
3/29/2016	12.5		2		3.5		0.5		1	19.5
3/30/2016	8	7.5						3		18.5
3/31/2016	7.5		5	9	4	1		3.5		30
Grand Total	40	7.5	7	9	7.5	1	0.5	6.5	14	93

WORK ORDER REQUESTS REPORT

Request Date	Administration	Citizen	Community Service	Finance	PD	Grand Total
3/30/2016		2	1			3
3/31/2016	1			1		2
4/1/2016					1	1
Grand Total	1	2	1	1	1	6

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LLMD WEEKLY HOURS REPORT

Job Date	llmd1	llmd11	llmd2	llmd4	llmd5	llmd8	Grand Total
4/6/2016	5.5	2	2.5	2	0.5	2	14.5
4/7/2016			1			1	2
4/8/2016			1				1
Grand Total	5.5	2	4.5	2	0.5	3	17.5

WORK ORDER REQUESTS REPORT

Request Date	Administration	Citizen	Code Enforcement	Community Service	PD	Public Works	Grand Total
4/4/2016		2			2		4
4/5/2016		1					1
4/6/2016		5		1			6
4/7/2016	1		1	1			3
4/8/2016			1			1	2
Grand Total	1	8	2	2	2	1	16



Council report 4-18-2016

March 2016 El Niño update: Spring Forward

The strong El Niño of 2015/16 is on the decline, and [the CPC/IRI forecast](#) says it's likely that conditions will transition to neutral by early summer, with about a 50% chance of La Niña by the fall. In this post, we'll take a look back at this past winter and forward to what may happen next.

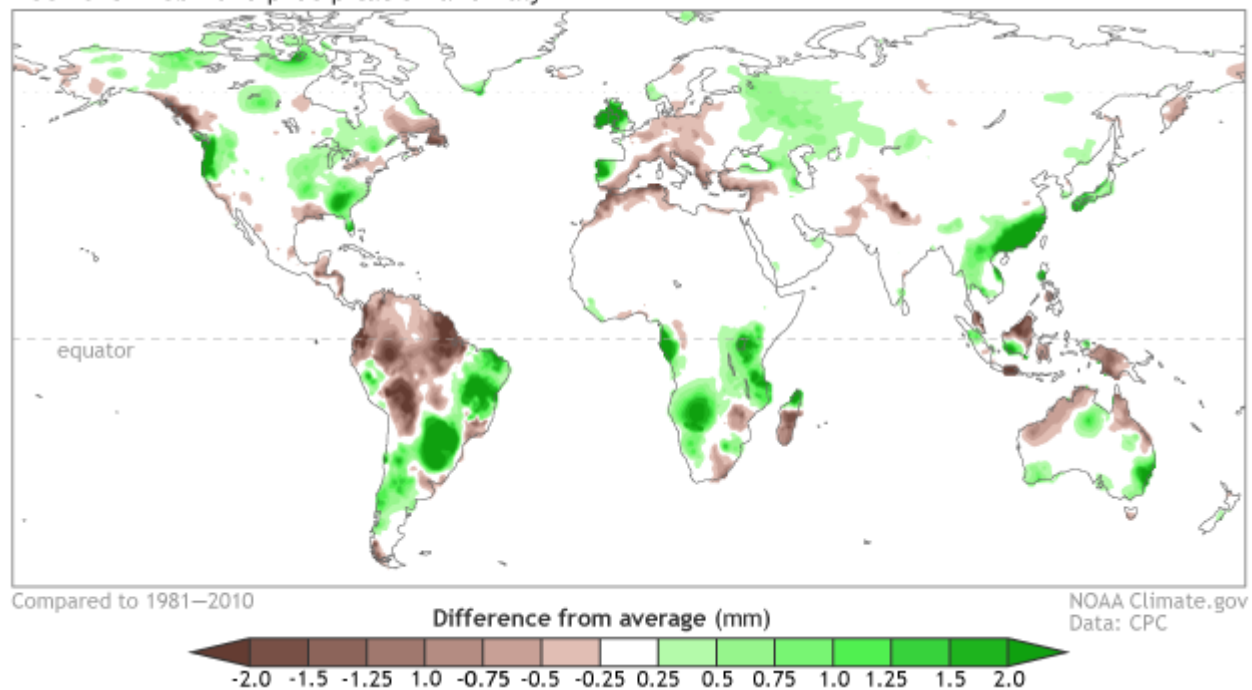
Current events

El Niño has begun to weaken, with [sea surface temperature](#) anomalies across most of the equatorial Pacific decreasing over the past month. The large amount of warmer-than-average waters below the surface of the tropical Pacific (the "heat content") also [decreased sharply](#), despite getting a small boost in January. The heat content is the lowest it's been in over a year, and since the subsurface heat feeds El Niño's warm surface waters, this is another sign that the event is tapering off.

That said, there's still a lot of extra heat in the tropical Pacific, and we expect El Niño's impacts to continue around the world through the next few months. So far this winter, global rain and snow patterns have mostly been consistent with the [expected patterns of El Niño](#), with some [exceptions](#).

The winter that was

Dec 2015–Feb 2016 precipitation anomaly



December 2015 – February 2016 rain and snow patterns, shown as the difference from the long-term mean. Climate.gov figure from CPC data. [Large image](#).

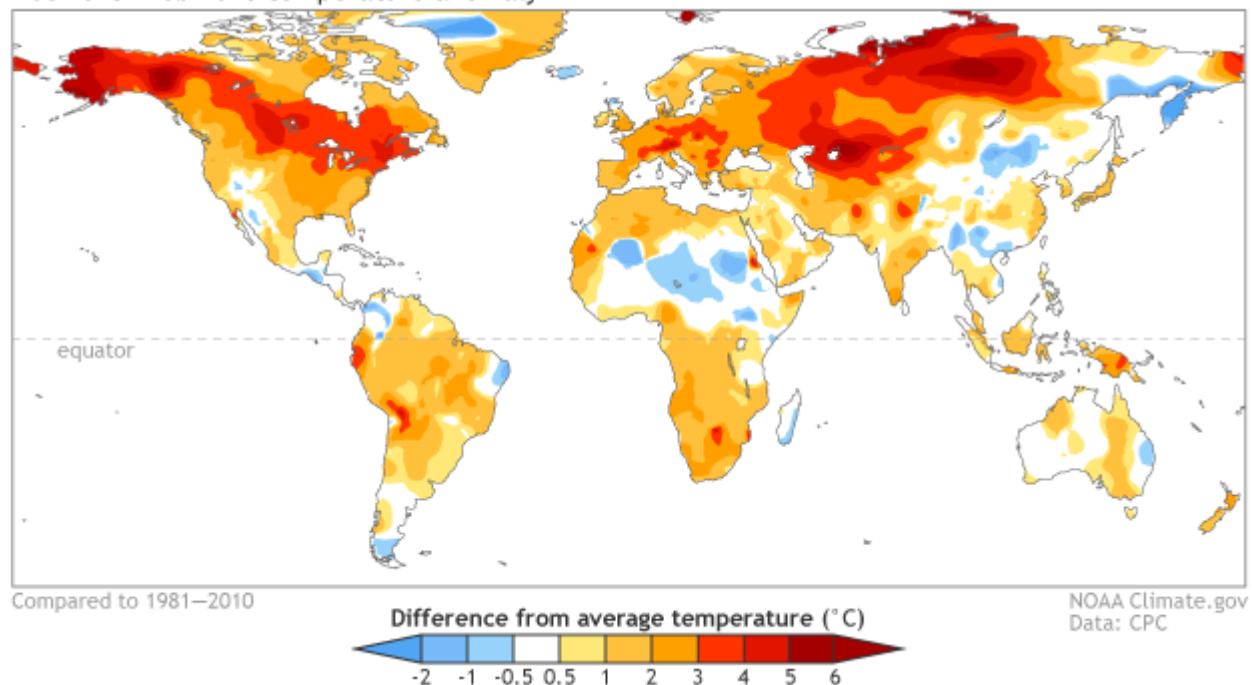
In South America, southern Uruguay, Paraguay, and southern Brazil have received much more rain than their long-term December–February average, and the northern portion of the continent has been dry, as usually occurs this time of year during El Niño. Also consistent (so far) with El Niño’s typical impacts have been Africa’s rainfall patterns (wet in portions of Kenya and Tanzania and [dry in southeastern Africa](#) and southern Madagascar), the dryness through Indonesia and northern Australia, and the rains in southeastern China.

As Michelle discussed, the precipitation [impacts in North America](#) haven’t been quite as consistent with expectations so far, although the southeast and particularly Florida have received a lot more rain than average. Over the December–February season, the western coast of North America showed a pattern of drier north/wetter south, but the line between the two is shifted somewhat north of where it was during [earlier El Niño events](#).

It’s a warm, warm world

El Niño’s [effect on regional temperature](#) is a little less distinct than its effect on precipitation patterns. Since El Niño [changes the circulation of the atmosphere all around the world](#), it essentially changes where we expect rain to fall by steering storms to different locations. Temperature operates differently, especially since global warming is changing the averages. Michelle broke down [some of the factors going into the super warm November and December](#) in eastern North America – a good example of how attribution of seasonal temperature patterns is a complicated matter.

Dec 2015–Feb 2016 temperature anomaly



December 2015 – February 2016 surface temperature patterns, shown as the difference from the long-term mean. Climate.gov figure from CPC data. [Large image](#)

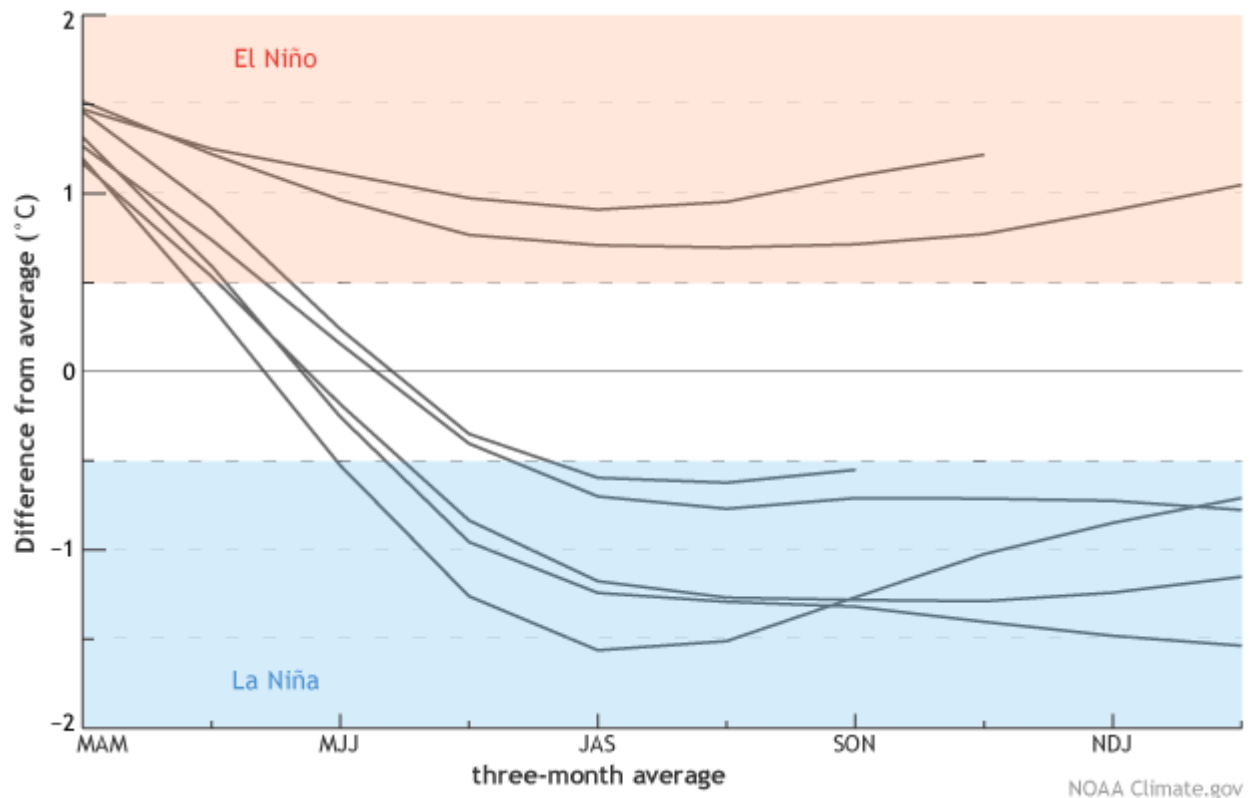
Looking forward

Where does the 50% chance of La Niña come from? Forecasters take into consideration what happened in the past, the predictions of computer models, and current conditions when making their forecast.

La Niña conditions have [followed six of the ten moderate and strong El Niños since 1950](#), including two of the three [previous strongest El Niños](#). However, this small number of cases means that it's hard to make a very confident forecast based only on the previous events.

Next fall is still many months away, and computer climate models have a difficult time making accurate forecasts through the “[spring barrier](#)” period of March–May, which is the time of year when El Niño and La Niña are often weakening and changing into neutral. It's harder to predict a change in conditions. Nevertheless, most computer models are in agreement that La Niña (strength TBD) will develop by the fall.

NMME model forecasts of sea surface temperature for 2016



Forecasts from seven climate models for the 3-month-mean average sea surface temperature anomalies in the Niño3.4 region ([Oceanic Niño Index](#)). The first 3-month-mean period shown is March—May 2016, “MAM”; the last is December 2016—February 2017. Model data from the [North American Multi-Model Ensemble](#) (NMME). Climate.gov figure. [large image](#)

There are two models in this graph that are showing a return of El Niño. When a computer model forecast is made, you first have to tell the model what the current conditions are (“initializing” the model). For example, you tell it the current sea surface temperature, so it knows where to start.

The way we get a variety of possible outcomes is to start the models with slightly different initial conditions; the differences grow over time. Modelers can use different observation data sets, or use a few different recent days from a single data set, or use one set of observations and add in the range of [uncertainty](#). (For more on observations, check out [Tom’s excellent post](#).)

The two models that show a return to El Niño happen to use the exact same data set for the initial conditions. The prediction models are different, so they react to the initial data differently, which leads to different outcomes. However, this particular data set used for the initial conditions has unrealistically cold temperatures in the tropical Atlantic Ocean. This smells fishy so it is currently being investigated. The fact these two models are both predicting El Niño next winter could be related to this issue.

To ENSO researchers, this is pretty interesting, because the relationship between the Atlantic and the Pacific isn't very clear. But right now, it means we aren't placing a lot of weight on those forecasts for El Niño next year. The next few months should give us a clearer picture

Situation Type Summary by Category For Selma fire Department

Date Range: From 1/1/2016 to 4/12/2016

- Building fire	17
- Passenger vehicle fire	6
- Natural vegetation fire, other	1
- Outside rubbish, trash or waste fire	11
- Engine only medical aid	384
- Gas leak (natural gas or LPG)	8
- Carbon monoxide incident	1
- Arcing, shorted electrical equipment	4
- Water or steam leak	3
- Public service	6
- Unauthorized burning	2
- Good intent call, other	1
- Dispatched & cancelled en route	75
- No incident found on arrival at dispatch address	1
- Steam, other gas mistaken for smoke, other	7
- Hazmat release investigation w/ no hazmat	2
- False alarm or false call, other	2
- False Alarm Residential	25
- CO detector activation due to malfunction	2
- Smoke detector activation, no fire - unintentional	7

Last week Selma Fire tested for Engineer. The fire engineer is responsible for all aspects of fire engine, including operational readiness, Fire Flows and fire ground equipment. Each person went through two days of testing 12 hour days. We were assisted by the following departments. Clovis, Fresno, Sanger, Coalinga, Dinuba and Reedley. Each firefighter testing did an outstanding job.





Selma Police Department

POLICE DEPARTMENT BI-WEEKLY COUNCIL UPDATE (3/30/16 – 4/13/16)

Crime Trends

- Over the last 28-day period, Selma experienced a 59% drop in total crime.
- Violent crime dropped 13% during this time period, including a 16% drop in aggravated assault
- Property crime saw even more dramatic reductions over this 28-day period, with a 67% drop in total property crimes. This included a 75% drop in larceny (15 vs 59), 71% drop in vehicle burglary (9 vs 31), and an 80% drop in auto theft (3 vs 15).

SIGNIFICANT CALLS FOR SERVICE

- 4-1-16: At approximately 5:55PM, an officer was on his way to briefing when he saw David Atkins in the area of Thompson Ave and Oak St. Atkins was wanted for several felony weapon violations and also a warrant for a probation violation. Atkins fled on foot and the Officer waited for units keeping a visual on Atkins. Atkins then jumped the fence to 2523 Oak St into the backyard. The Officer held his position in the north parking lot of Shafer Park until day shift units arrived and quickly set up a perimeter. A K9 unit and his K9 partner then checked the back yard of 2523 Oak St. They immediately came into contact with Atkins who was hiding behind furniture. He failed to comply with commands including hiding his hands and the K9 was deployed. Atkins continued to fight the K9 until he eventually gave up. Atkins was later treated for his injuries and transported to FCJ.
- 4-2-16: At approximately 5:48pm, officers were dispatched to the area of Locust and Mill regarding an assault. Upon arrival, Santana Yanez was found lying on the ground in the alleyway. Yanez had several puncture wounds to the left upper side of his torso. Ruben Alvarez Ramirez was positively identified as the subject who stabbed him after an argument ensued between the two. Yanez was transported to Central Regional Medical Center Hospital for treatment. Ramirez remains outstanding and is posted in briefing.
- 4-5-16: At Approximately 5:10pm, Officers were dispatched to 911 call at Floral and Thompson Ave. for a male wearing a gray shirt and pants that had fired a shot from a gun and was last seen walking north towards the high school. As an Officer entered



Selma Police Department

the 3200 block of Thompson he observed a male fitting the description walking on sidewalk south from 3207 Thompson. Approximately four shots are fired at that time and the Officer immediately stopped his unit and ordered the man to the ground. The man turned and threw something into the yard of 3201 Thompson Ave. and then complied with the officer's orders. The item thrown into the yard was a cocked .45 caliber handgun.

The man was later identified as Alvaro Trevino, 20 years old, formerly of Parlier and now of Selma. He identifies as a Parlier Bulldog gang member. Trevino is a parolee and was out on bail from a previous incident in Parlier recently.

- **4-7-16:** At approximately 7:30AM Gavino Mendoza, a validated Surenno gang member went to 1435 Jackson St and was involved in an argument with his girlfriend. Mendoza was sitting in his vehicle when the argument escalated and Mendoza pointed a handgun at her and fired one round at the residence. The incident went unreported until Officer Gagnon was informed by the victim at Selma High School. After Officers were briefed, they responded to Mendoza's residence at 2345 Shaft, at which time Mendoza was located and taken into custody. After searching the residence a 9mm Smith and Wesson was located in Mendoza's bedroom. Mendoza confessed to the shooting and was transported to Fresno County Juvenile Detention Center.
- **4-7-16:** At approximately 2:00PM, an Officer observed a vehicle that matched the description of a silver/white four-door pick up with large chrome rims that was involved in a brandishing on 4/7. The Officer initiated a traffic stop on the vehicle and with the assistance of additional officers made contact with the occupants. The juvenile sitting in the backseat identified as John Daniel Rios a validated Surenno gang member was found to be in possession of a loaded Sig Sauer 40 caliber automatic weapon. Rios was taken into custody and transported to Fresno County Juvenile Detention Center.
- **4-8-16:** At approximately 5:35PM, officers were dispatched to a 911 call for shots fired at Star One Mart 1506 Second St. Upon arrival, officers were advised the suspect left the area in a white older model four-door BMW. The victim was contacted and stated he was involved in a verbal argument inside the market with an acquaintance (Ramiro Tafoya) from Fresno. Tafoya stepped outside and got into the driver seat of the BMW that was parked in front of the store. As the victim exited the store, Tafoya exited and fired one single round at the ground toward the victim. A 9mm shell casing was located at the scene. A copy of the surveillance video shows the incident, but the license plate to the BMW is unreadable



Selma Police Department

Personnel

- One (1) sergeant remains off work due to industrial injuries. We are continuing the process to fill the two (2) Emergency Service Dispatchers positions that opened when our positions were accepted with other agencies. We continue to use temp help from allied agencies in the area to fill vacancies until permanent replacements can be found.

Special Events

- The Bringing Broken Neighborhood's Back to Life collaboration held its first event of the 2016 season on Saturday, April 9th, at Lincoln Park. Despite inclement weather early in the day, nearly 1,000 people attended the event. The event was a collaboration of several faith-based and community organizations, led by First Baptist Church, and ran from 10am to 2pm. The next event is scheduled for Saturday, May 21st, and will be hosted by New Hope Family Church at Wright & Hicks.